



The Old Police House Back Lane, North Elmham

Guide Price £350,000

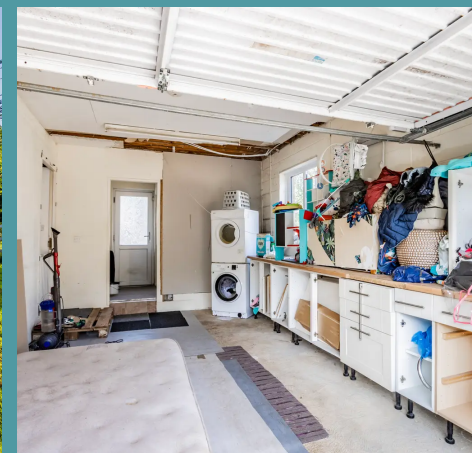
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North Elmham, Dereham

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EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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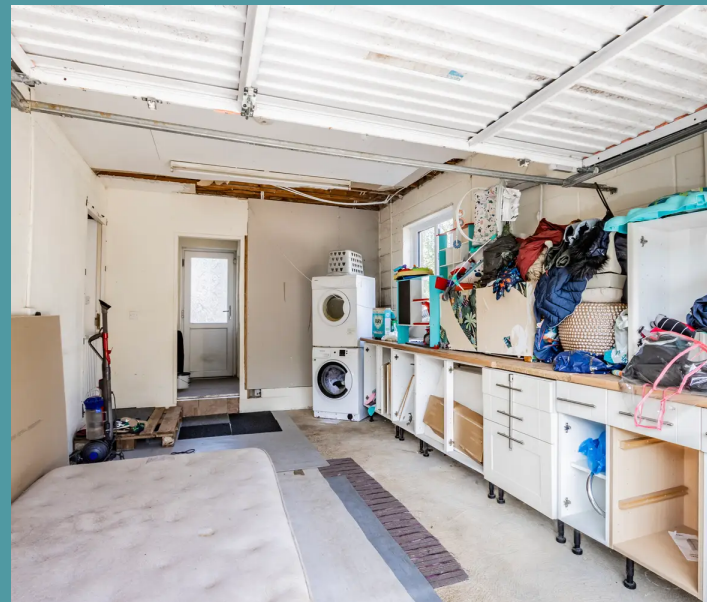
This spacious property boasts a welcoming entrance hall leading to a generously-sized sitting room with a feature wood burner, creating a cozy atmosphere during winter. Natural light enters through multiple windows and French doors, connecting the room to the garden. The kitchen diner is bright and well-equipped, with an adjoining garage for potential renovation or storage. Upstairs, three ample bedrooms offer versatility, including a primary bedroom with potential for an ensuite, while the expansive garden plot at the rear, with unspoilt, field views, offers an ideal outdoor space for various activities. The front split driveway provides convenient off-road parking and designated toy storage, rounding out the property's practicality and appeal.

LOCATION

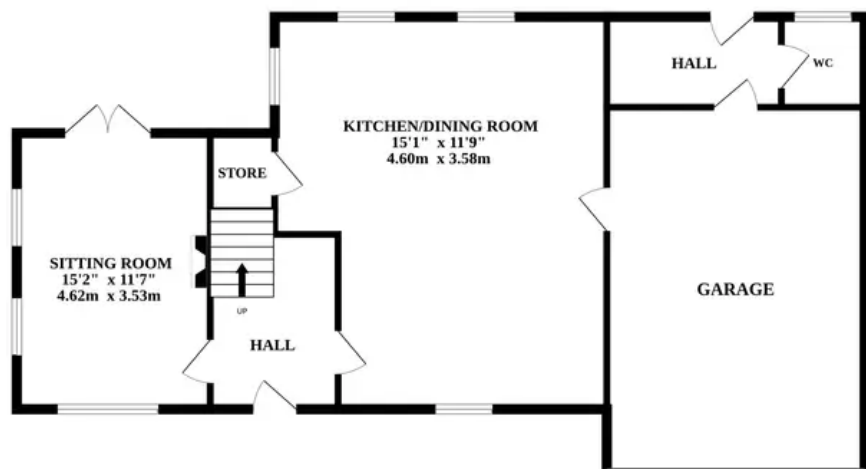
Situated in North Elmham, this property enjoys a charming area surrounded by amenities that enhance the location. The nearby Kings Head Pub is renowned for its delightful food, offering a perfect place to unwind and socialise. Residents will also appreciate the convenience of having Elmham Surgery and a primary school within close proximity, catering to health and educational needs. For additional amenities and services, a short drive will lead you to Dereham town, providing a wider array of shopping, entertainment and leisure options.

BACK LANE

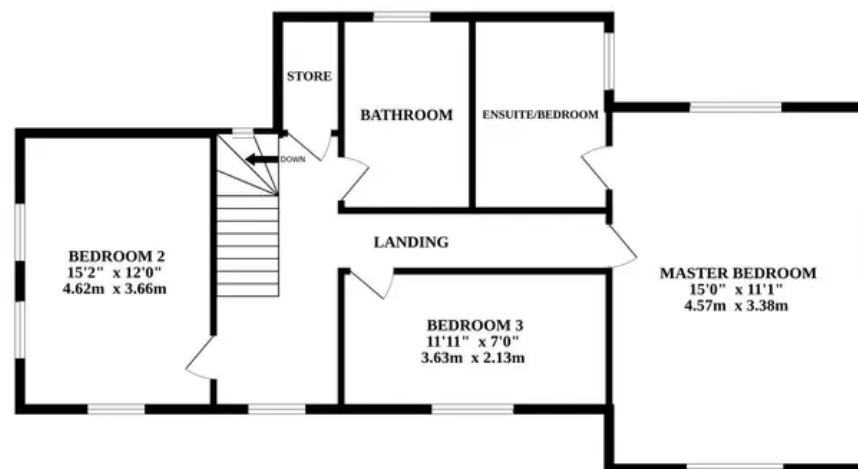
Entering the inviting entrance hall, leading to the sitting room, which is a generous size and has



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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