



4 Bilney Mews, Bilney Hall

In Excess of £240,000

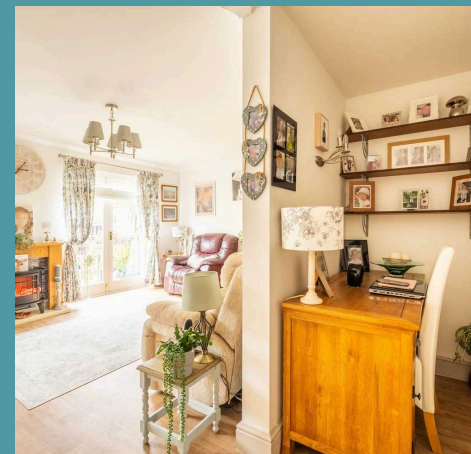
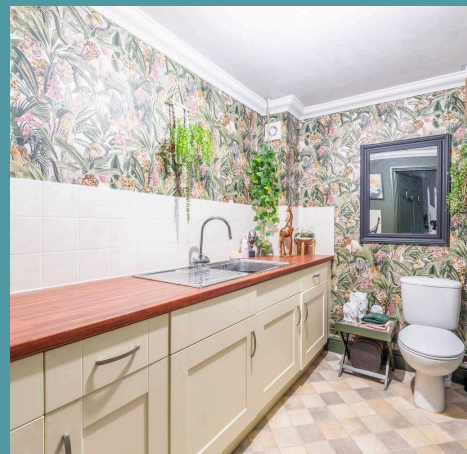
4 Bilney Mews

Bilney Hall, Dereham

Bilney Mews, located in the tranquil grounds of Bilney Hall, NR20, offers a charming two-bedroom cottage ideal for those seeking a peaceful lifestyle. Just a short walk from the quaint village of East Bilney and close to Dereham's amenities, it perfectly balances rural charm with modern convenience. The thoughtfully designed interior features a modern kitchen, spacious lounge/diner, and a convenient downstairs WC/utility. Upstairs, two generously sized bedrooms include a principal bedroom with an en-suite shower room, complemented by ample storage throughout. With beautifully landscaped communal gardens and easy access to Bilney Lakes, this property embodies a serene community living experience.

The Location

Situated at Bilney Mews, Bilney Hall, NR20, this delightful cottage is conveniently located for both rural charm and modern amenities. The quaint village of East Bilney is just a short walk away, where you can find the local convenience store, offering everyday essentials, only 0.5 miles from your door. For a wider range of shopping options, the bustling market town of Dereham is approximately 3 miles away, featuring popular retailers, cafes, and restaurants. Nature enthusiasts will appreciate the proximity to Bilney Lakes, perfect for leisurely walks and fishing. With excellent transport links nearby, including the A47, you can easily explore the beautiful Norfolk countryside or reach larger towns such as Norwich, only 15 miles to the east. This location truly combines the best of peaceful village life with easy access to essential amenities.





4 Bilney Mews

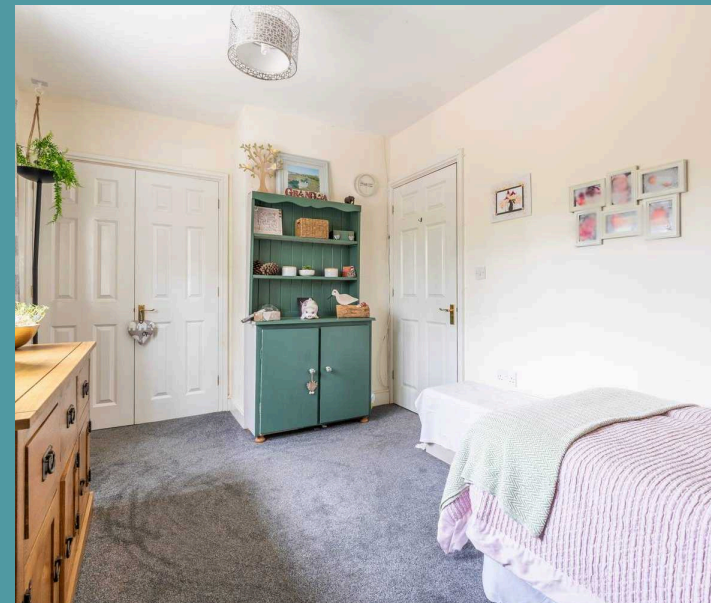
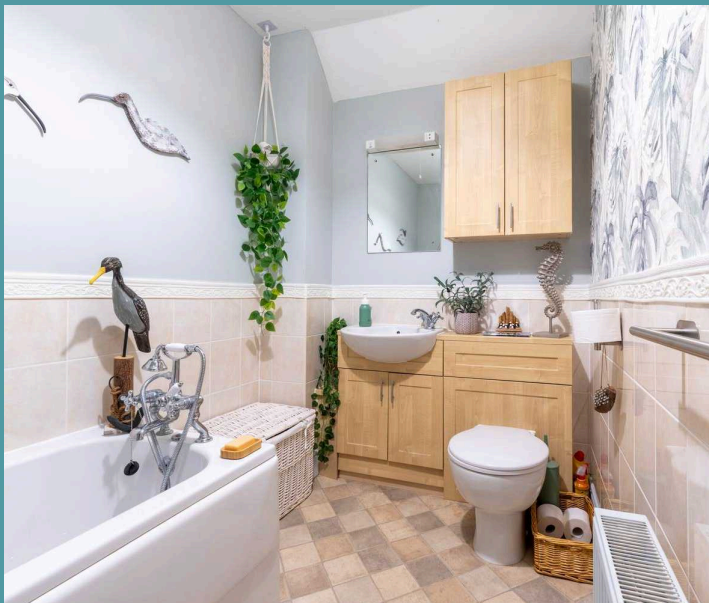
Bilney Hall, Dereham

Bilney Mews

Discover the perfect blend of comfort and tranquility at Bilney Mews, nestled within the picturesque grounds of Bilney Hall in Mid-Norfolk. This immaculate two-bedroom cottage offers an ideal retreat for those seeking a peaceful lifestyle with communal living. Enjoy the beautiful surroundings, including the renowned Bilney Lakes just a stone's throw away, perfect for fishing and nature lovers alike.

Step inside to find a thoughtfully designed home spread over two floors. The welcoming entrance hall leads to a modern kitchen equipped with high-quality appliances, seamlessly flowing into a spacious lounge/diner. This bright area features double-glazed doors that open to your private courtyard garden, making it perfect for relaxation or entertaining friends.

A convenient downstairs WC/utility area enhances functionality, providing a laundry space. Upstairs, you'll find two generously sized bedrooms, each with built-in wardrobes, including a principal bedroom that boasts an en-suite shower room. An additional family bathroom and ample storage options throughout ensure that every need is met.





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Outside, residents can relish the beautifully landscaped communal gardens, offering paved areas and scenic walking paths that enhance the ambiance.

An allocated parking spot ensures easy access, while outdoor lighting and taps cater to gardening enthusiasts.

Bilney Mews is not just a home; it's a lifestyle, providing a blend of community, privacy and natural beauty, making it an ideal choice for those looking to downsize.

Agents Note

Sold Leasehold.

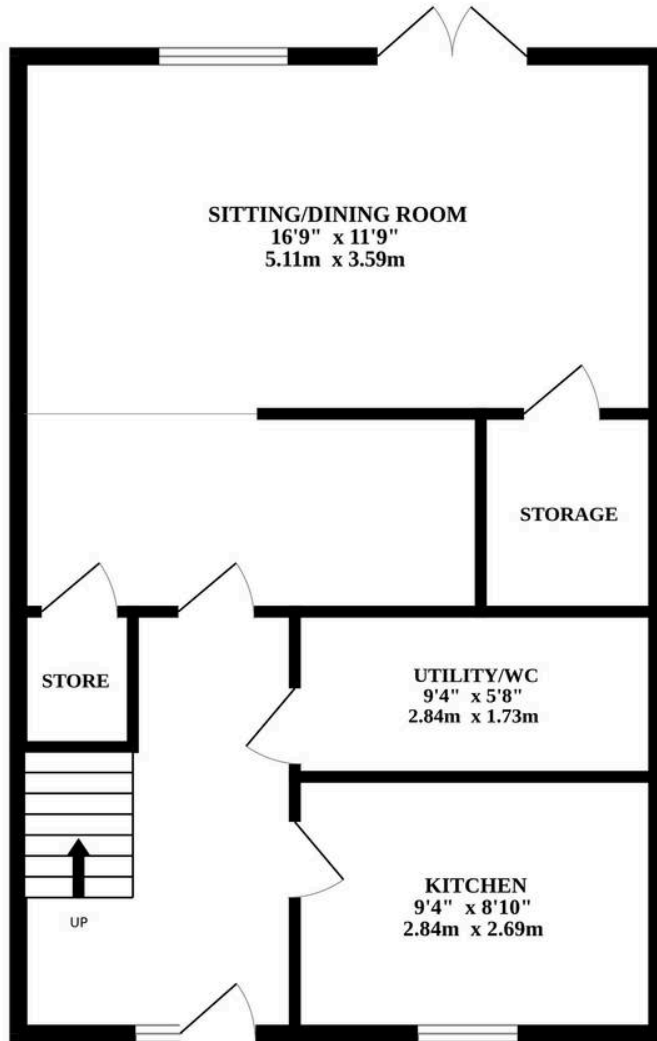
Electric Heating

£73p/m for maintenance of the surrounding grounds.

690 years remain on the lease.



GROUND FLOOR



1ST FLOOR

