



Coppers Mill Street, Elsing Dereham NR20 3EJ

welcome to

Coppers Mill Street, Elsing Dereham

Spacious individual detached house in semi rural setting with meadow view. All main rooms are generous and this includes a feature conservatory

Entrance Porch

2 front windows, modern entrance door, tile floor, coats and storage space and door to garage

Hallway

with stairway leading off and understairs cupboard space. natural wood glazed doors open to lounge and kitchen.

Cloaks Wc

with internal window and tiling to floor and walls. Surround to wc and circular wash basin atop a cupboard unit. Recessed lighting

Lounge

a triple aspect 'through-room' which enjoys triple aspect light from front and side windows and double doors opening out to the rear garden patio. Mantle piece surround to wood burner. glazed door to :

Kitchen Breakfast Room

an impressive room with 2 large windows looking to the rear. tiling to floor. recessed lighting. remodelled and fitted for the present owner to now offer a range of fitted units, including island unit offering additional storage and breakfast bar. work surfaces with tiled surrounds incorporating sink unit, hob with hood over and separate oven

Conservatory

a lovely room for dining or just relaxing, featuring plenty of natural light and outlook to rear garden from high level glazed apex to far end and large windows to either side. tiled floor and doors out to garden

First Floor Landing

with natural wood balustrade to two sides of

stairwell, front window with open outlook and white panelled doors to rooms.

Master Bedroom

with double aspect light from front and side windows.

Bedroom 2

with large rear window with open outlook, double door wardrobe

Bedroom 3

with large rear window with open outlook and double door corner cupboard/wardrobe

Shower Room

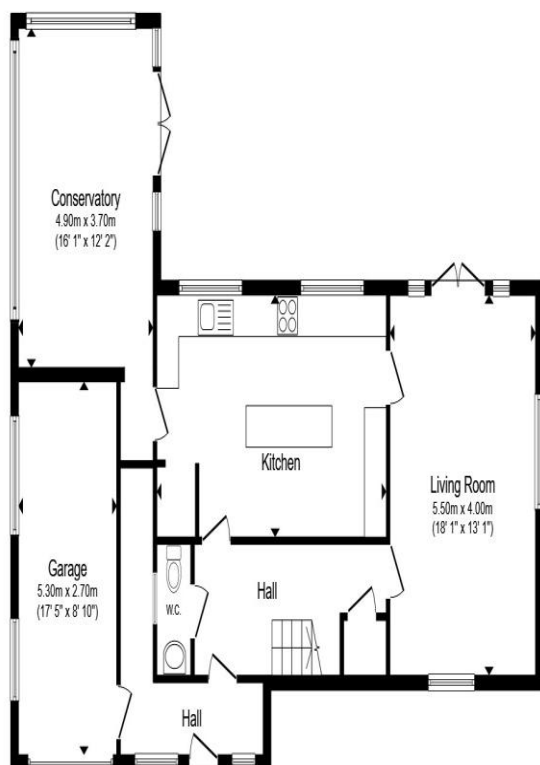
with window, tiling to walls and floor, recessed lighting, wc, large rectangular design washbasin and large shower cubicle.

Outside

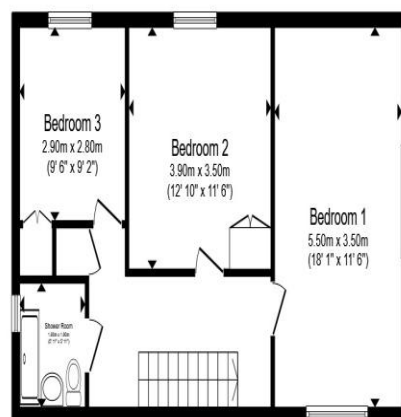
To the front a mature hedge offers a good degree of seclusion to the lawned garden, with its fine Magnolia and plenty of space to sit or dine alfresco and enjoy the sun when it appears. a 5 bar gate opens to a shingled driveway leading to the garage. a gate opens to side patio with tap and oil tank, and leading to the rear garden. to the rear the garden is arranged for ease of maintenance, with paved patio with paving edging, flower and shrub beds and an octagonal summer house. a gate opens to log stores to the side of the house.

Agents Note

you will see gates to the rear boundary. these will be replaced by fencing upon sale. there is no right of access to the meadow beyond. this was an informal arrangement between our client and her friend.



Ground Floor



First Floor

Total floor area 157.9 m² (1,699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Coppers Mill Street,
Elsing Dereham

- individual semi-rural detached house
- generous room proportions
- feature breakfast kitchen with island
- outlook to meadow
- spacious master bedroom above lounge

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£375,000

Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Property Ref:
RPM103994 - 0015

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