



THE STREET, DILHAM
£625,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



THE STREET, DILHAM, NORFOLK NR28 9PS

- Impressive waterside residence
- Modern, individual design
- 48ft private mooring
- 120ft long riverside garden
- Generous open plan living space
- 4 double bedrooms, 3 bath/shower rooms

An impressive and distinctive waterside home benefitting from a peaceful and picturesque setting with a generous private mooring and open views. Equally suitable as a permanent residence or a perfectly placed second home. Early viewing recommended.

Offering well proportioned accommodation that includes an entrance hall, reception hall, a spacious open plan living space with bi-folding doors, wood burner and a raised, fully fitted kitchen area, finished in calvados and granite with built in appliances leading into an incredibly light and airy dining room which looks out over the garden and a 21ft long utility room/workshop. The ground floor continues with two double bedrooms and a well finished four piece bathroom.

The first floor is reached via an oak finished staircase leading to a spacious master bedroom with far reaching views, walk-in wardrobe and an en-suite shower room, and finally a 20ft long fourth bedroom, also with an en-suite shower room.

The south east facing rear garden extends for approximately 120ft with a large decked seating area, detached studio, well tended lawn and a 48ft long quay headed private mooring with a dry boathouse.

This modern and individual home, set and the end of navigation, yet with access to the full Broads network, is further enhanced by solid oak floors throughout, sealed unit double glazing, oil fired central heating, ample off road parking and is available with no onward chain.

ACCOMMODATION

Entrance Hall

Part glazed front door, radiator, glazed door to reception hall. Open plan to living area, double built in cloaks cupboard, staircase to first floor, raised area with double built in linen cupboard, radiator.





Open Plan Living Space: 28'3" x 14'5"

Dual aspect with large sealed unit double glazed bi-fold doors with fitted blinds, leading out onto the large decked seating area looking out over the garden, mooring and the fields beyond, large window to side and fitted blinds. Contemporary wood burner, two radiators, down lighters, step up to:

Kitchen Area

Extensive range of wall and floor mounted units finished in calvados with granite worktops, with an inset 1½ sink unit, built in double oven, hob and extractor fan, built in wine cooler, plumbing for dishwasher, down lighters, open plan to:

Dining Room: 12'4" x 9'0"

Incredibly light and airy with two walls of glass with fitted blinds, large sliding patio doors to rear leading out onto the decking with views out over the garden.

Utility/Games Room: 21'4" x 9'3"

Tiled floor, sink unit and drainer with fitted units. Double doors to front and rear with additional storage areas at both ends with roller doors to front and rear.

Bedroom3: 14'0" x 11'8"

Dual aspect with window to front aspect and French doors to rear with steps down to a paved seating area which in turn leads to a larger decked area with pergola, built in double wardrobe and built in boiler cupboard.

Bathroom

Low level w/c, wash basin, panelled bath, shower enclosure, tiled floor and partially tiled walls, feature vertical radiator, down lighters, extractor fan, shaver point. Window to front aspect.

Bedroom 4: 12'3" x 10'1"

Dual aspect, radiator, wall lights, built in double wardrobe.





FIRST FLOOR

Landing

Glazed ceiling and obscured glass to both sides, radiator, access to eaves, built in cupboard housing the hot water cylinder.

Master Bedroom: 18'6" x 14'6"

Window to rear with far reaching views out over the garden, water and fields beyond, radiator, down lighters, oak door, walk-in wardrobe.

En-Suite Shower Room

Low level w/c, wash basin, double shower enclosure, heated towel rail.

Bedroom 2: 20'0" x 9'0"

Steps down, radiator, two Velux windows to rear with remote controlled blinds, oak door.

En-Suite Shower Room

Low level w/c, hand basin, shower enclosure, heated towel rail, extractor fan, partially tiled walls.

OUTSIDE

The property is approached via a driveway providing private parking for multiple cars. The front garden is laid to lawn and overlooks open farmland.

The rear garden faces south/east and extends for approximately 120ft. Leading directly out from the living area and dining room is a large decked seating area, wrapping around two sides of the property with steps down to the rest of the garden and extensive external lighting.

Studio/Workshop/Garden Room: 15'11" x 7'5"

Versatile space with power and water connected. Could be anything from home office to artist's studio to gym.

The garden continues with a well maintained lawn enclosed by mature hedging and panelled fencing with raised flower and shrub borders.







MOORING SECTION

Gated and fenced, the final section of the garden leads directly onto the water's edge, laid to gravel with an attractive seating area with beautiful views looking out over the water. Steps down to approximately 48ft of private quay heading with power and water connected. There is a shed with power and the slipway leads up into a detached dry boat shed, of timber construction upon a cedar shingle roof, power connected.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage, oil fired central heating.

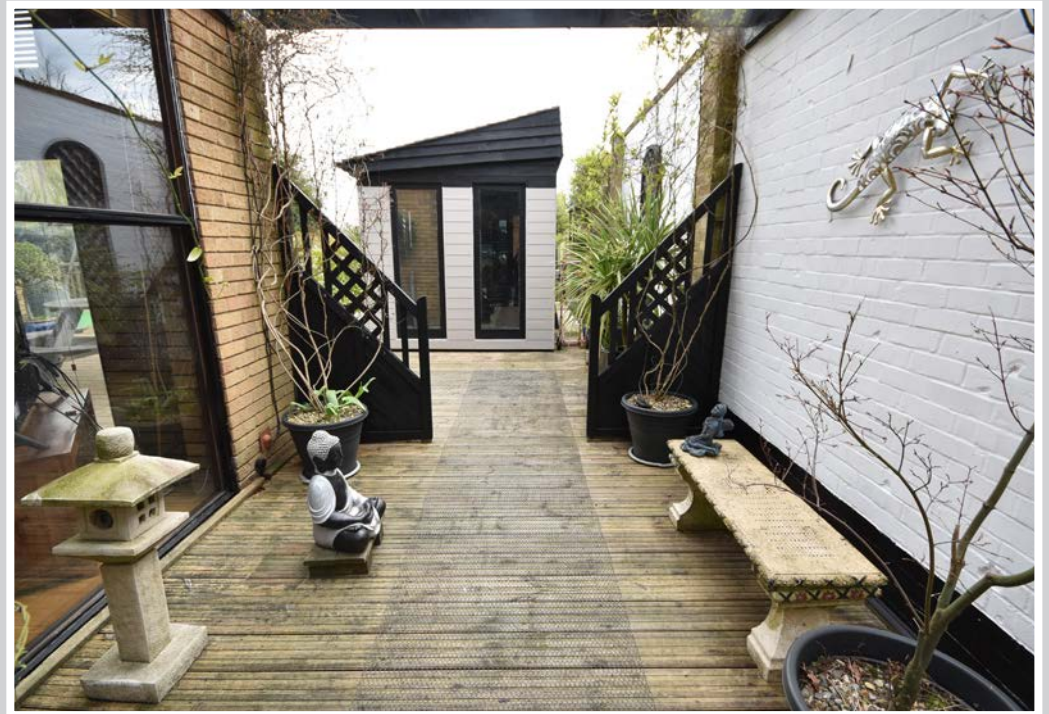
Windows and doors are all sealed unit double glazed with either wooden or UPVC frames. Fitted blinds throughout.

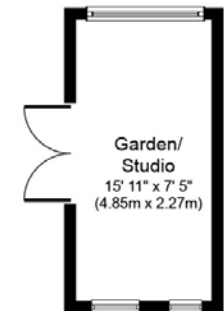
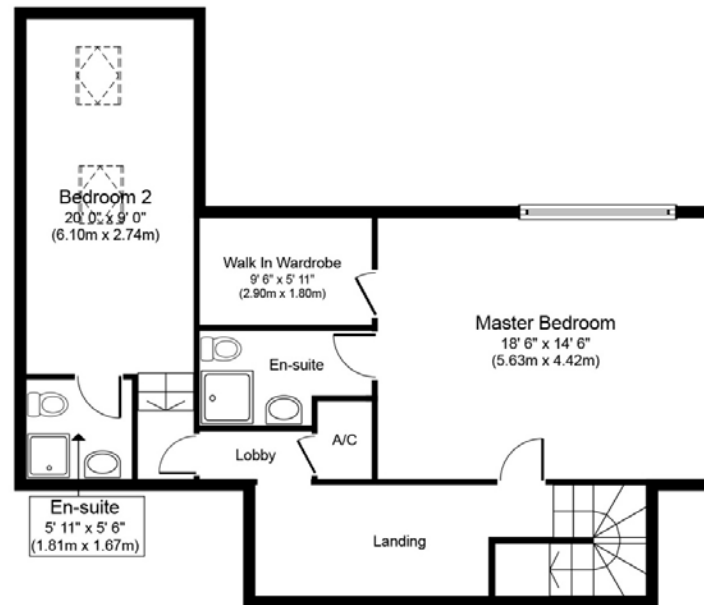
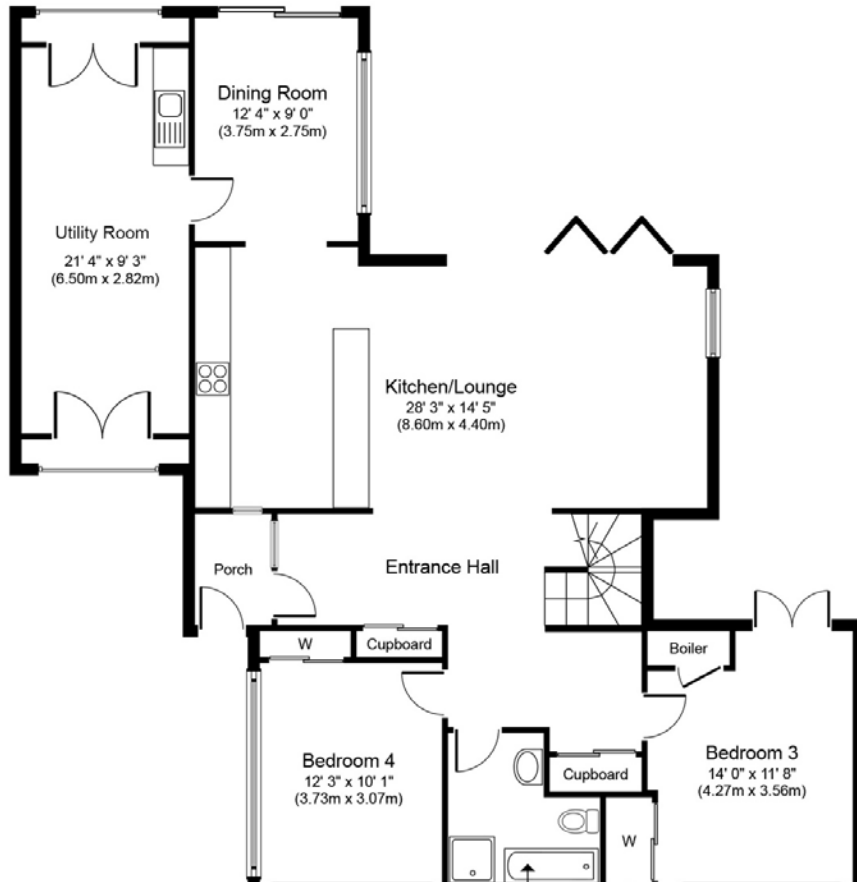


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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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