



THE STREET, DILHAM
£550,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



THE STREET, DILHAM, NORFOLK NR28 9PS

- Private 59ft long mooring plot
- 4 double bedrooms
- 2 reception rooms and a study
- Double garage and generous parking, including space for a camper van/boat
- Private and peaceful rear garden
- Unspoilt village location

A beautifully kept detached house offering a quiet and private position, generous and flexible accommodation, a double garage with ample parking and a substantial 59ft long private mooring plot at the heart of the Norfolk Broads.

Built approximately 20 years ago, the property consists of a spacious entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom. To the first floor there is a generous landing, master bedroom with en-suite shower room, three further double bedrooms and a bathroom.

Outside the property offers an integral double garage with ample parking area, a private, well established rear garden with summer house, vegetable patch and additional vehicular access and parking suitable for a camper van or a small boat.

The property is adjacent to Tylers Cut mooring basin and benefits from a private 59ft long mooring plot with independent vehicular access, lawned area and space to keep 1-2 boats. This quiet community facility is tucked away, yet within reach of Dilham Canal, the River Ant, Barton Broad and the rest of the Broads network.

Other features include oil fired central heating, UPVC sealed unit double glazing and potential to adapt the double garage to provide additional living space, a home office or even annexe accommodation (subject to planning permission).

ACCOMMODATION

Entrance Hall: 16'4" x 11'9"

Spacious reception area. Staircase to first floor, radiator, coved ceiling, window to front aspect.

Sitting Room: 18'4" x 11'9"

Dual aspect with window to front and sliding patio doors to the rear leading out onto a patio with a well covered pergola. Two radiators, open fire with marble surround and hearth, coved ceiling, panelled door.



Dining Room: 15'0" x 10'5"

Window to front, radiator, coved ceiling and panelled door.

Kitchen/Breakfast Room: 16'8" x 11'4"

Full range of wall and floor mounted units with 1½ sink unit and drainer. Double oven, hob and extractor hood with built in dishwasher. Partially tiled walls, part laminated flooring, windows to rear overlooking the garden, coved ceiling and panelled door.

Study: 11'3" x 10'2"

Extensive fitted shelving and storage. Radiator, coved ceiling, window to rear, panelled door.

Utility Room: 9'1" x 6'7"

Range of fitted units with sink unit and drainer. Plumbing for washing machine, oil fired central heating boiler, radiator, coved ceiling, panelled door.

Cloakroom

Low level w/c, wash basin, window to front aspect, coved ceiling and panelled door.

FIRST FLOOR**Generous landing**

Window to front, radiator, built in airing cupboard and storage cupboard. Coved ceiling.

Master Bedroom: 11'4" x 10'7"

Window to rear looking out over the garden. Radiator, coved ceiling. Panelled door.

En-Suite Shower Room

Tiled shower enclosure, w/c, wash basin, extractor fan, panelled door, radiator, window to side.



Bedroom 2: 14'10" x 10'4"

Window to front aspect, radiator, coved ceiling, panelled door.

Bedroom 3: 10'2" x 10'1"

Window to rear looking out towards the mooring basin. Radiator, panelled door, coved ceiling.

Bedroom 4: 11'1" x 7'11"

Window to front aspect, three double built in wardrobes with cupboards over, radiator, coved ceiling, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath with shower attachment. Partially tiled walls, window to rear, radiator, coved ceiling, panelled door.

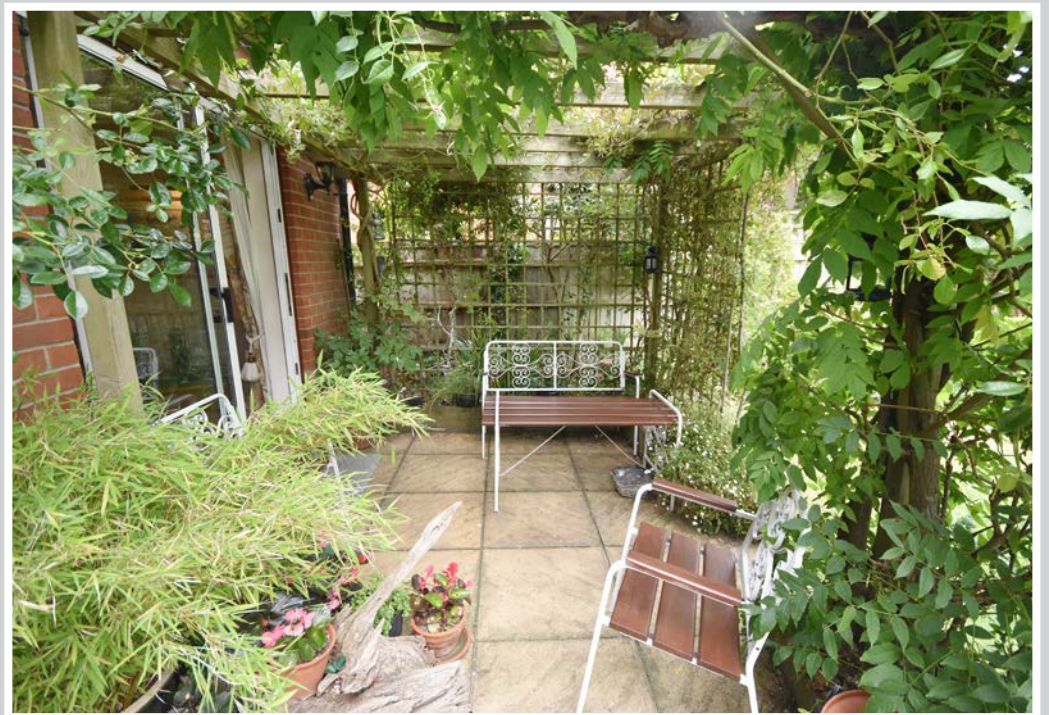
OUTSIDE

The property is approached via a gravelled driveway with space for several vehicles. This leads to an integral **Double Garage: 19'0" x 19'0"** with twin timber double doors, power and light connected. Gated access to both sides leads to:

REAR GARDEN

Private, peaceful, well tended and well stocked with a variety of mature trees, including apple and pear, shrubs and flowers. A charming wooden summer house can be found nestled towards the back of the plot with an adjacent storage shed.

Hidden from view at the rear of the garden is a useful storage/utility area, vegetable path and a secondary gated entrance leading to a parking area (which could be enlarged) that currently offers space for a camper van or a small boat.



PRIVATE MOORING

The property backs onto the Tylers Cut mooring basin, a quiet community basin set at the end of navigation at the end of the River Ant.

From the back gate of the property, take 2-3 steps and you reach the substantial 59ft long, fully quay headed mooring. Overall the mooring plot measures approximately 59ft x 34ft and is laid to lawn with independent vehicular access and space to park one or two cars.

Steps lead down to the decked and quay headed mooring which is big enough for 1-2 boats.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity.

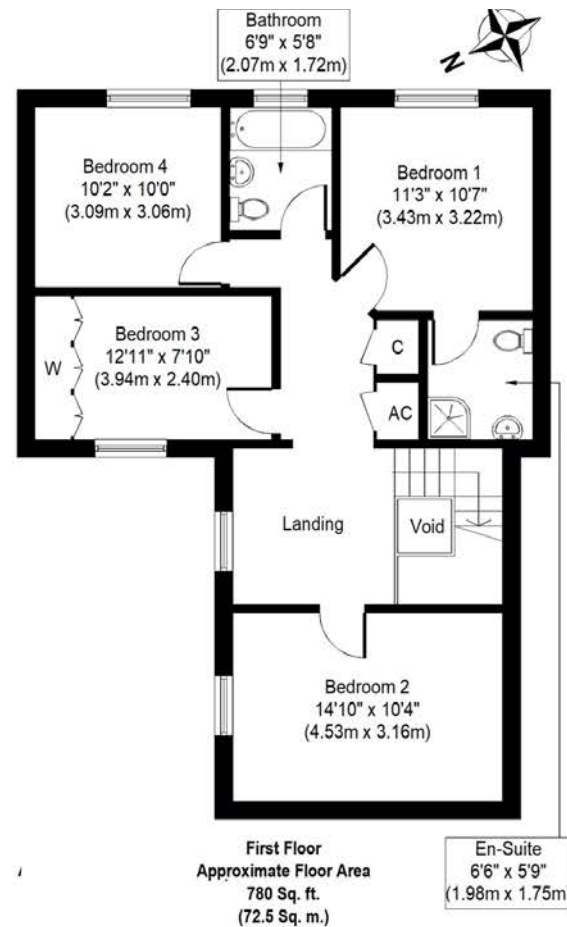
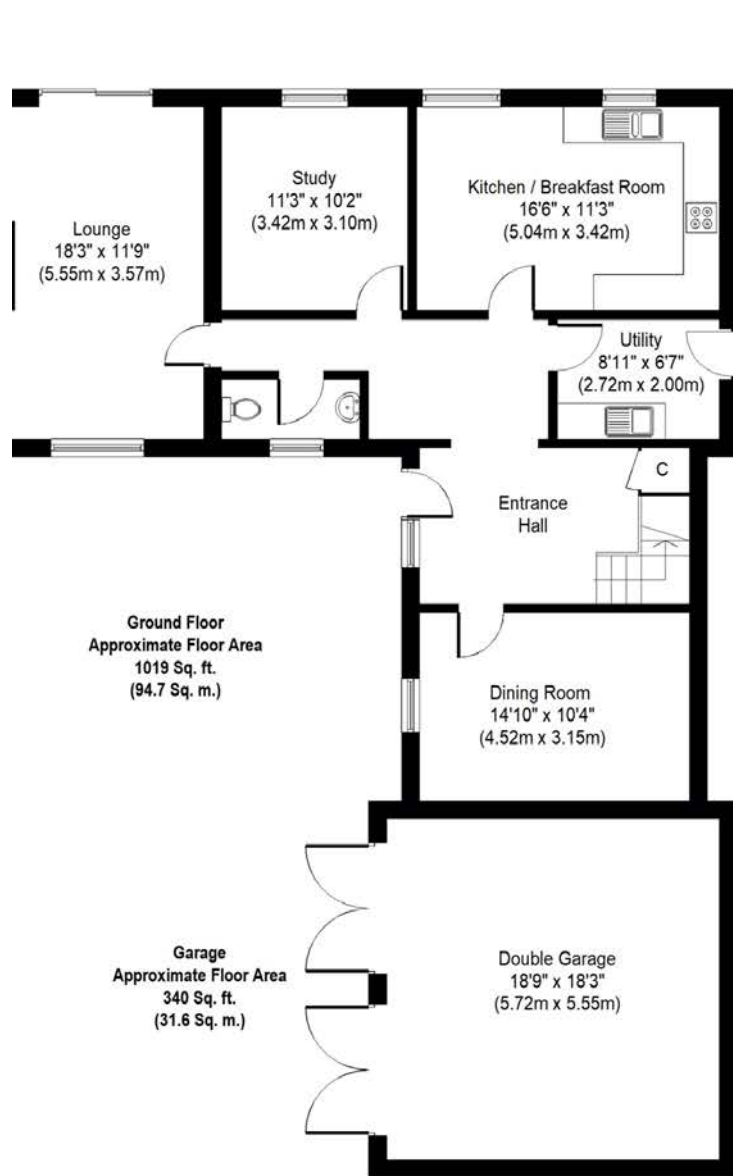
Treatment plant drainage and oil fired central heating.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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