



**WATERSIDE**  
ESTATE AGENTS

**THE STREET, DILHAM**  
**OFFERS OVER £675,000 FREEHOLD**













## THE STREET, DILHAM, NORFOLK NR28 9PS

- Impressive and deceptive riverside home
- Comprehensively renovated with replacement kitchen, bathrooms and boiler
- 3 double bedrooms, shower room and bathroom
- 50ft mooring, 24ft dock and a slipway
- Garage and ample parking
- Peaceful and private setting
- Suitable as a main residence, second home or holiday let

A beautifully presented riverside home which has been comprehensively renovated by the current owners to provide deceptively spacious and well laid out accommodation, finished to a high standard in a contemporary style, with mature and private gardens leading down to a private 50ft mooring with additional 24ft dock and slipway.

The majority of the improvements were carried out around 2019 and included the replacement of the kitchen, bathroom and shower room, the installation of a new central heating boiler, full redecoration throughout with the addition of new internal doors and engineered oak flooring and a wood burner.

The accommodation consists of an entrance porch, reception hall, spacious dual aspect 24ft long living room, triple aspect garden room looking out over the garden, a modern kitchen finished with quartz worktops with a range of built in appliances. Master bedroom with dressing area and en-suite shower room, two further double bedrooms, bathroom and separate w/c.

Outside there is ample parking for several cars, a garage with workshop area, a timber studio/home office and a river facing summer house.

An elevated sun deck looks over the well maintained garden with steps leading down to the private mooring, slipway and dock.

Set in a picturesque and peaceful setting, at the end of navigation with access onto the River Ant and the entire Norfolk Broads network, with the market towns of North Walsham and Stalham only a few miles away.

Early viewing is recommended.





## ACCOMMODATION

### Entrance Porch

Composite front door, window to front aspect. Wooden floor.

### Reception Hall

Coved ceiling, vertical radiator, wooden floor, 3 built in cupboards, loft access to a boarded loft.

### Living Room: 24'4" x 18'5" (15'5" min)

A light and airy dual aspect reception room with picture windows to the southerly aspect with fitted blinds. Wood burner, wooden floor, two radiators, coved ceiling, doors to:

### Garden Room: 11'6" x 10'

Of brick and UPVC sealed unit double glazed construction with a solid roof fitted blinds, wooden floor, radiator and French doors out onto a sun deck.

### Kitchen/Breakfast Room: 15'2" x 10'1"

Extensive range of contemporary wall and floor mounted units with large corner larder unit, Butler sink and white quartz worktops. Built in double oven, hob, extractor hood, microwave, plate warmer and dishwasher. Vertical radiator, wooden floor and views out over the garden.

### Rear Lobby

Doors to front and rear.

### Master Bedroom: 14'2" x 12'6" + 8'6" x 6'11"

Generous bedroom with dressing area. Triple aspect with fitted blinds and views out over open countryside. Coved ceiling, wooden floor, radiator, wall lights.









## En-Suite Shower Room

Contemporary white suite with double shower enclosure, low level w/c, vanity wash basin, tiled floor, window to side, extractor fan, heated towel rail, down lighters.

## Bedroom 2: 13'5" x 12'5"

Window to front aspect with views over open countryside, fitted blinds, radiator, wooden floor, coved ceiling.

## Bedroom 3: 12'2" x 8'1"

Window to side with fitted blinds, wooden floor, radiator, coved ceiling.

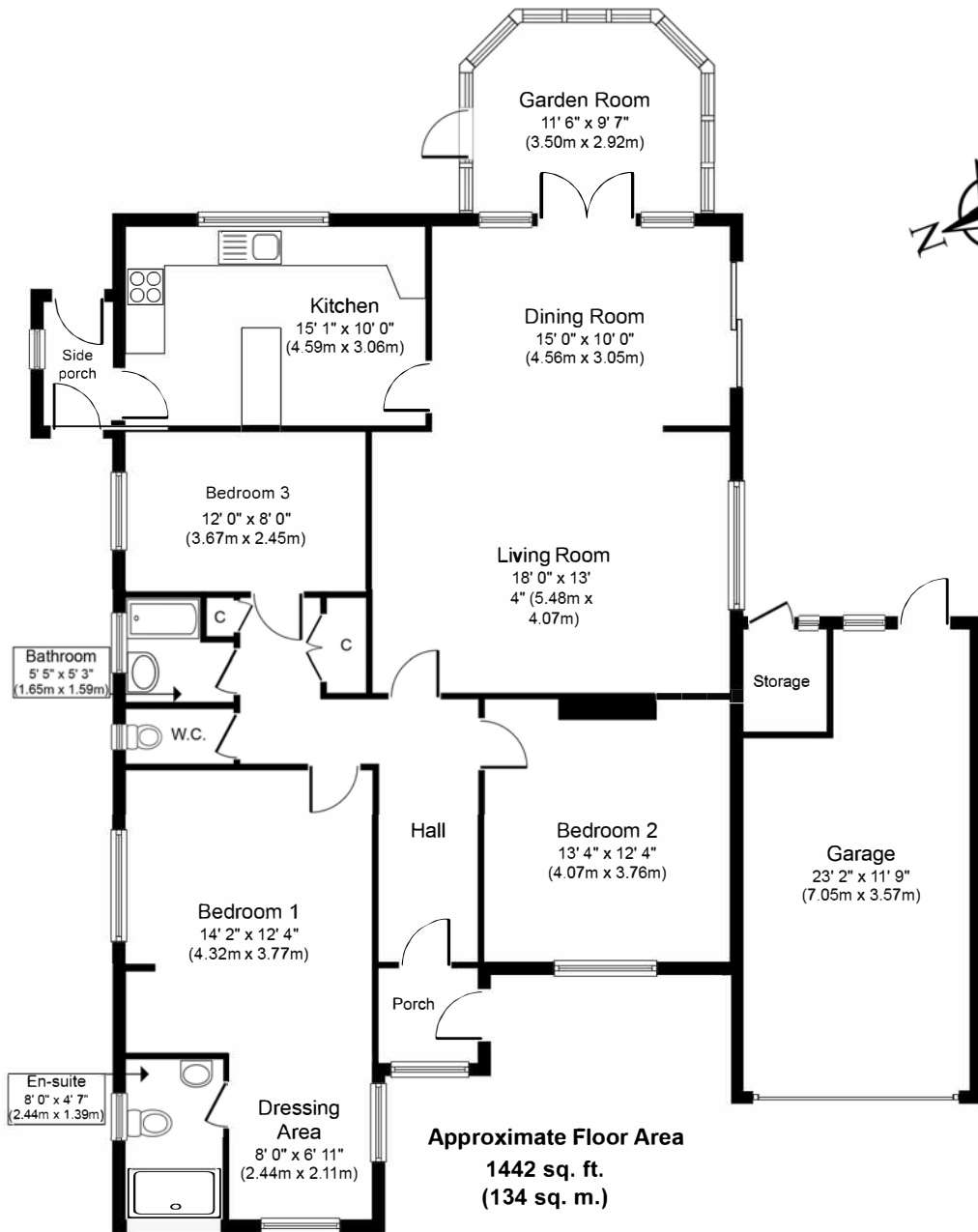
## Bathroom

Modern white suite with panelled bath with shower attachment and fitted shower. Vanity wash basin, heated towel rail, tiled floor, partially tiled walls, extractor fan, window to side.

Separate w/c with hand basin, tiled floor, radiator and window to side.







PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

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



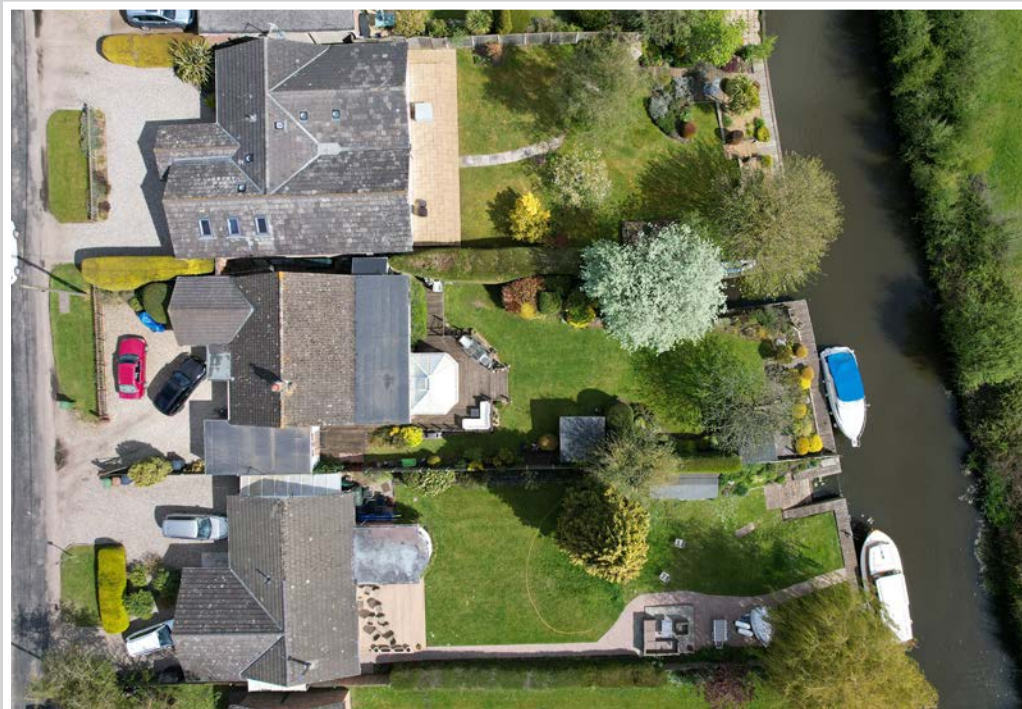
## OUTSIDE

The cottage is approached via a gravelled driveway with parking for several cars enclosed by mature hedging and picket fencing with views out over uninterrupted countryside. This in turn leads to the **Garage: 17'5" x 11'9"** with power, light and electric roller door with workshop area and additional store room

The rear garden is laid mainly to lawn with a variety of mature trees, shrubs and flowering borders. An elevated sun deck provides the perfect entertaining area with views out towards the water and the countryside beyond.

There is a timber **Studio/Office: 9'6" x 9'6"** with power and light connected and at the water's edge there is a **Summer House: 9'7" x 7'7"** offering the perfect vantage point to sit and enjoy the tranquil setting.

Steps lead down to the private quay headed mooring which extends to approximately 50ft, with an additional mooring dock measuring approximately 24ft x 8ft with a slipway.



## ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Oil fired central heating, mains water and electricity, private drainage.

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.







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