



THE STREET, DILHAM
£550,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





THE STREET, DILHAM, NORFOLK NR28 9PS

- Extended and renovated riverside home
- 50ft private mooring
- Private and peaceful location
- 3 bedrooms with 2 bathrooms/shower rooms
- Detached garden room/annexe with shower room and kitchenette
- Garage/workshop and off road parking
- Air source heat pump with radiators and underfloor heating and wood burner
- Solar panels
- Impressive dual aspect, open plan living space with views out over the mooring

This well presented and deceptively spacious riverside home offers a lot more than first meets the eye.

Remaining in the ownership of the same family since being built in the 1970s, the property was renovated, remodelled and extended in 2008 and now offers comfortable and versatile accommodation that consists of a glass fronted entrance porch, reception hall, and an impressive open plan living space with large fully glazed sliding doors taking you out onto a raised patio with far reaching views out over the garden, mooring and the open countryside beyond.

The multi-zoned living space and sitting area with wood burner, dining area and a fully fitted kitchen with a host of fitted appliances.

There is a generous utility room and side porch. Two ground floor bedrooms served by a four-piece bathroom and access into the garage/workshop. An oak staircase leads up to the first floor with a light and airy study area which gives access to the master bedroom which enjoys far reaching views and has an en-suite shower room.

The property also offers a detached garden room which could be used for anything from a guest annexe to an artist studio to a home office or gym. Self-contained with kitchenette, shower room and bunk room.

The well-stocked riverside garden is laid to lawn and leads down to a private quay headed mooring extending to approximately 50ft including a slipway.

Other features include sealed unit double glazing, air source heat pump with radiator and partial underfloor heating, wooden floors and oak doors.



Set in the quiet and picturesque village of Dilham at the end of navigation but with access to the entire Broads network. The market town of Stalham (4 miles) and North Walsham (5.5 miles) are close by as are Wroxham (6 miles) and Horning (6.3 miles).

Equally suitable as a well appointed permanent home or as a perfectly placed second home, this surprising waterside property needs to be seen to be fully appreciated.

ACCOMMODATION

Entrance Porch

Glass fronted, tiled floor.

Reception Hall

Bamboo flooring, wooden staircase with under stair storage.

Radiators, down to garage. Floor to ceiling fitted book shelves, down lighters, built in cupboard.

Open Plan Living Space: 23'5" x 20'8"

A generous, light and welcoming space. Dual aspect with large glazed sliding doors leading out onto the raised terrace which looks out over the garden, mooring and the open countryside beyond.

Bamboo flooring with underfloor heating, radiators and a wood burner. Bespoke fitted book cases and storage. Dining area and a fully fitted kitchen with a comprehensive range of in frame units, a built in double oven, hob and extractor hood. Window to rear and large roof light.





Utility Room: 10'6" x 9'0"

Range of wall and floor mounted units with double sink unit and drainer. Radiator, window to front aspect. Plumbing for washing machine.

Side Porch

Windows to front and rear, glass roof, tiled floor.

Bedroom 2: 10'7" x 8'7"

Window to front aspect, radiator.

Bedroom 3/Study: 8'7" x 12'2"

Large, glazed sliding door to rear leading out onto the rear patio, bamboo flooring with under floor heating.

Bathroom: 8'11" x 10'1"

Four piece suite with large shower enclosure, panelled bath, w/c and wash basin, tiled walls, tiled floor, under floor heating. Heated towel rail, down lighters, extractor fan.

FIRST FLOOR

Study Area: 11'11" x 12'9"

Angled ceilings with large Velux windows to the front and back. Far reaching views. Access to eaves storage space, radiator.

Master Bedroom: L-Shaped 20'1" max x 13'1" max

Four door built in wardrobes, views to the rear over the garden, mooring and field beyond. Radiators, down lighters.





En-Suite Shower Room

W/c, wash basin, shower enclosure, heated towel rail, shaver point, Velux window.

GARDEN ROOM

Detached, self-contained multi-use building.

Living Room/Bedroom: 14'8" x 10'9"

Dual aspect with large glazed sliding doors to front and side leading out onto raised decked seating areas looking out over the garden and down to the water.

Wooden floor, sink unit and drainer with water heater, two ring hob and storage unit under.

Shower Room

Shower enclosure, w/c, hand basin, extractor, window, shaver point.

Store Room/Bunk Room

Currently with fitted children's bunk beds with window to rear



OUTSIDE

A gravelled driveway that provides off road parking for several cars. This leads to a **Garage/Workshop: 21'10" x 8'1"** with double doors to front and an up and over door to the rear. Power and light connected.

The front garden is laid to lawn with a variety of flowers and shrubs. The rear garden is approximately 140ft long with a raised paved terrace leading down to a lawn with a wild flower area and a variety of trees and shrubs running down to a private river frontage extending to approximately 50ft with quay heading and a slipway, shore power and two sheds.

ADDITIONAL INFORMATION

Freehold.

Services: Mains electricity, water.

Air source heat pump.

Solar panels.

Private drainage.

Flat roofed areas are green roofs.

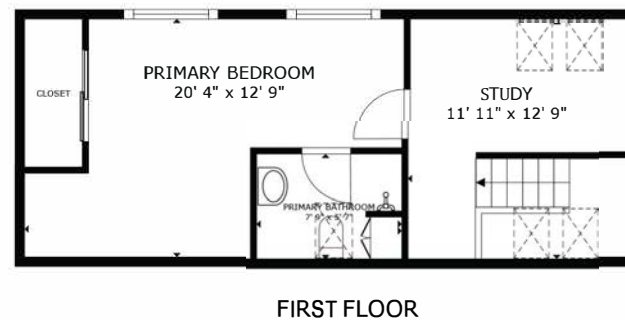
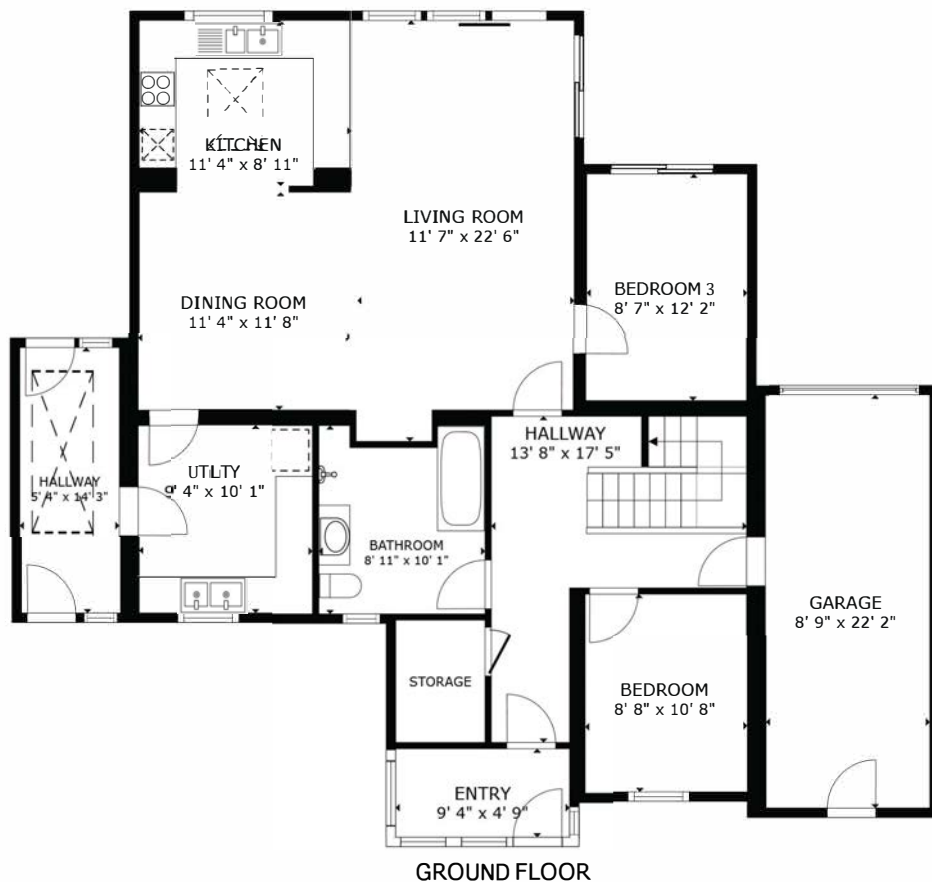
There is an electric vehicle charger on the front of the house which can be charged from the solar panels or the mains.

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+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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