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Riverview, Broad Fen Lane, Dilham, Norfolk, NR28 9PP

A detached bungalow that has been extended and improved by the current owners to create a modern open plan residence located on the fringe of the riverside village of Dilham, surrounded by unspoilt countryside and with easy access to local amenities that include a village hall, primary school, public house and railway station with links to Norwich.

In sight of the banks of the River Ant, Riverview enjoys its remote rural setting, it is set back from the road and is approached over a gravel driveway providing off-road parking. There is also approved planning permission for the erection of a garage, planning application number BA/2021/0375/HOUSEH. To the rear, a gravelled terrace extends away from the property to a generous south west facing lawn garden bordered by mature shrubs and with distant field views.

Well-presented throughout, the property enters, at the side, into a utility where an internal door leads through to a hallway providing access to a shower room and two bedrooms, one with a built-in wardrobe. A further door from the utility leads through to the heart of the home, an open plan kitchen dining room and adjoining lounge with feature wood burning fireplace. From the dining area double doors overlook and open out to the rear garden and from the kitchen a rear hallway leads to a third bedroom and a cloakroom.

The property further benefits from its close proximity of approximately five miles, to the market town of North Walsham with its excellent range of amenities including a weekly market, independent shops, supermarkets and schooling for all ages. The coastline at Happisburgh, with renowned dog friendly sandy beaches lies approximately five miles to the north east and the capital city of Norwich is within a thirty-minute car journey.



Detached



Bungalow



Modern



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band B

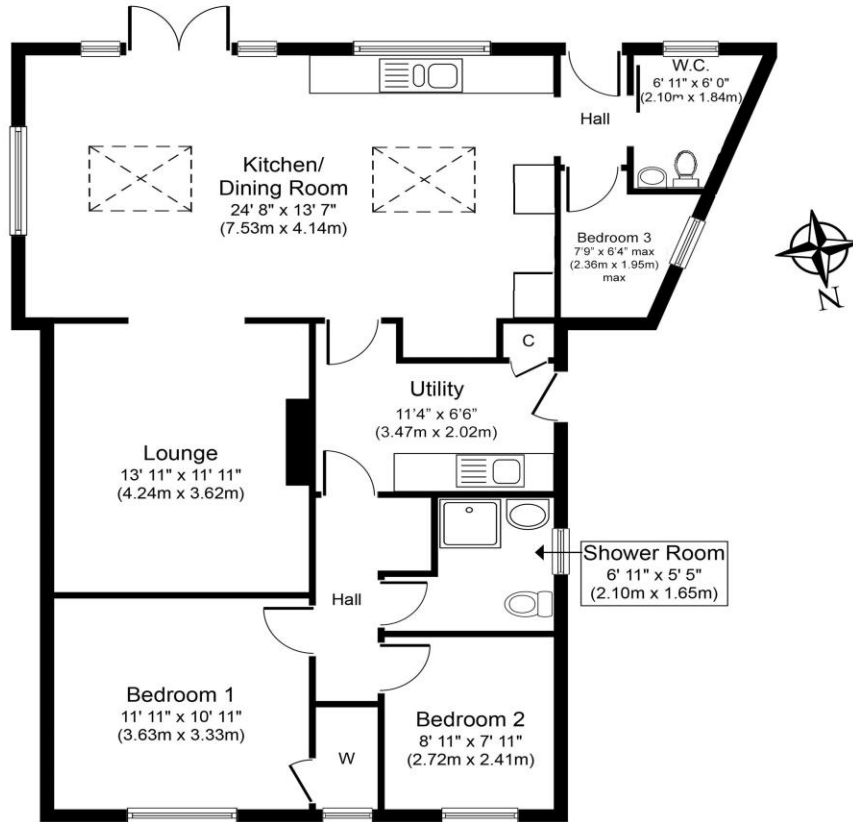


Off-Road
Parking



Garage
Potential





Approximate Floor Area
1,027 sq. ft.
(95.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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