



47 Eastgate Street, North Elmham

Dereham



Minors & Brady

47 Eastgate Street

This three-bedroom mid-terraced cottage in the sought-after village of North Elmham combines period charm with modern living. Recently refreshed throughout, the home is bright, welcoming, and move-in ready. The dual-aspect kitchen/diner is ideal for family gatherings, while the front lounge with decorative fireplace and wood burner offers a cosy setting. Upstairs, three well-proportioned bedrooms, two with built-in wardrobes, are complemented by a contemporary family bathroom, a rare feature in cottages of this style. Outside, the low-maintenance garden with stone chippings and slate beds provides a peaceful space, alongside two versatile outbuildings with power and lighting. Additional benefits include electric central heating, double glazing, on-street parking, generous storage, and a prime village location close to local amenities.

- Three-bedroom mid-terraced cottage combining period charm with modern living, recently redecorated throughout
- Spacious dual-aspect kitchen/diner over 20 feet long, ideal for family meals and entertaining
- Cosy front lounge with decorative fireplace and wood burner
- Three well-proportioned bedrooms, two with built-in wardrobes
- Contemporary family bathroom, a rare feature in cottages of this style
- Low-maintenance rear garden with stone chippings and slate beds
- Two versatile outbuildings, including a brick-built shed and a larger unit with power and lighting
- Electric central heating, double glazing, new carpets, and recent redecoration
- On-street parking and side-access storage extending to the rear garden (with right of way for a neighbour)
- Prime village location in Eastgate Street, North Elmham, close to shops, pub, countryside, schools, and good transport links



M&B



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The Location

Eastgate Street is ideally situated in the charming village of North Elmham, Norfolk, offering a peaceful rural setting with easy access to local amenities. The property is just a short walk from the village centre, where you will find essential services, including shops, a post office, and a welcoming pub.

North Elmham is surrounded by beautiful countryside, making it perfect for those who enjoy outdoor pursuits and a tranquil lifestyle. With excellent transport links, including convenient access to the A47, you can experience the best of village life while remaining within easy reach of larger towns such as Dereham and Fakenham.

Properties in Eastgate Street rarely come to market, making this an exceptional opportunity to secure a home in one of the village's well-established cul-de-sac locations. The area is ideal for families and downsizers alike, with reputable schools, scenic walking routes, and recreational facilities nearby.



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Eastgate Street, North Elmham

This delightful three-bedroom mid-terraced character cottage has been recently redecorated throughout and combines timeless charm with modern practicality.

Nestled in the popular village of North Elmham, the property is perfect for those seeking a well-presented, comfortable home in a friendly village setting.

The property is entered via the rear, where a welcoming entrance hall leads into a WC/utility room, thoughtfully designed to accommodate laundry appliances and provide practical storage space. The heart of the home is a spacious dual-aspect kitchen/diner, measuring over 20 feet in length. This bright and airy space offers ample room for a dining table and is ideal for family meals or entertaining guests, while retaining a warm, traditional feel.

At the front of the cottage, the lounge provides a cosy yet elegant living area, featuring a decorative fireplace and a wood burner for ambiance. The lounge offers a versatile space to relax or entertain, perfectly balancing period character with modern comfort.



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Upstairs, the cottage comprises three bedrooms, two of which are fitted with built-in wardrobes, providing generous storage. A well-appointed family bathroom completes the first floor, a rare and convenient feature in cottages of this style. Recent redecoration and new carpets enhance the fresh, welcoming feel of the home, which also benefits from electric central heating and double glazing throughout.

Externally, the property offers a low-maintenance rear garden, laid with stone chippings and slate beds, creating an attractive and easy-to-care-for outdoor space. Two practical outbuildings are included: a brick-built storage shed and a larger outbuilding, equipped with power and lighting, ideal for hobbies, storage, or a home workshop.

The front of the property provides convenient on-street parking and access through side-opening wooden gates to a generous storage area, which extends to the rear garden. Please note there is a right of way for the neighbouring property through this area.

Agents Note

Sold Freehold

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

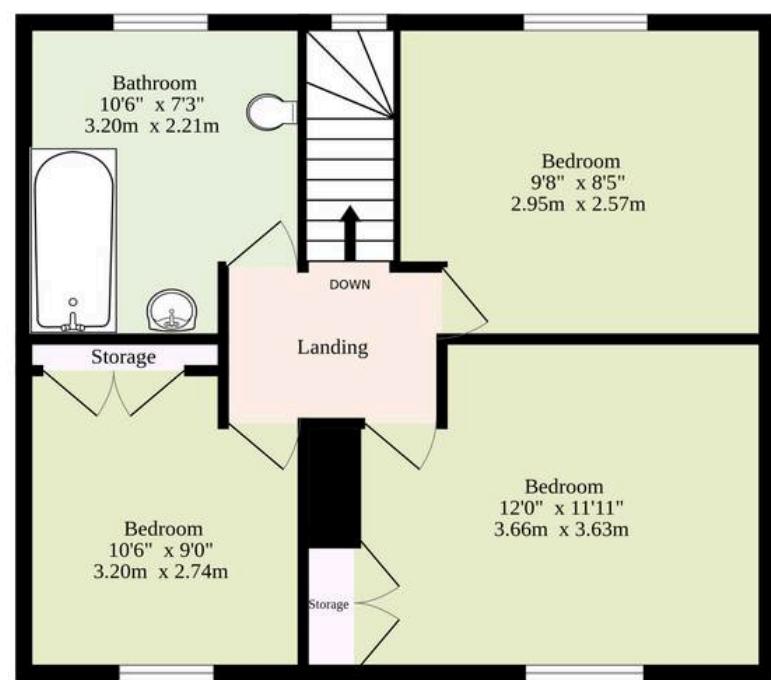
Connected to mains water, electricity and drainage



Ground Floor
514 sq.ft. (47.8 sq.m.) approx.



1st Floor
455 sq.ft. (42.3 sq.m.) approx.



Not Including Side Entrance

TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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