



20 The Street, Bintree

Dereham



Minors & Brady

## 20 The Street

Bintree, Dereham

Rich in period charm and thoughtfully enhanced for modern living, this delightful three-bedroom house presents a wonderful opportunity to enjoy village life in the heart of Bintree. Character features are evident throughout, complemented by generous living spaces, beautifully maintained gardens and an impressive detached home office with its own kitchenette.

Offering a peaceful setting while remaining within easy reach of local amenities and nearby market towns, this unique home is perfectly suited to families, professionals or those seeking a quieter pace of life without compromising on convenience.



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## 20 The Street

Bintree, Dereham

- Charming three bedroom period cottage filled with character and original features throughout
- Spacious kitchen and dining room with ornate worktops, ideal for family living and entertaining
- Cosy lounge centred around a characterful log burning stove and feature fireplace
- Three well proportioned bedrooms arranged over the first and second floors
- Beautiful sash windows enhancing the property's traditional charm and natural light
- Detached home office with kitchenette, offering an excellent space for home working or creative pursuits
- Useful outbuildings including additional storage and a separate utility room
- Mature landscaped gardens with a sheltered entertaining area for year round outdoor enjoyment
- Conveniently located within easy reach of local amenities and excellent links to nearby market towns

Council Tax band: A

Tenure: Freehold



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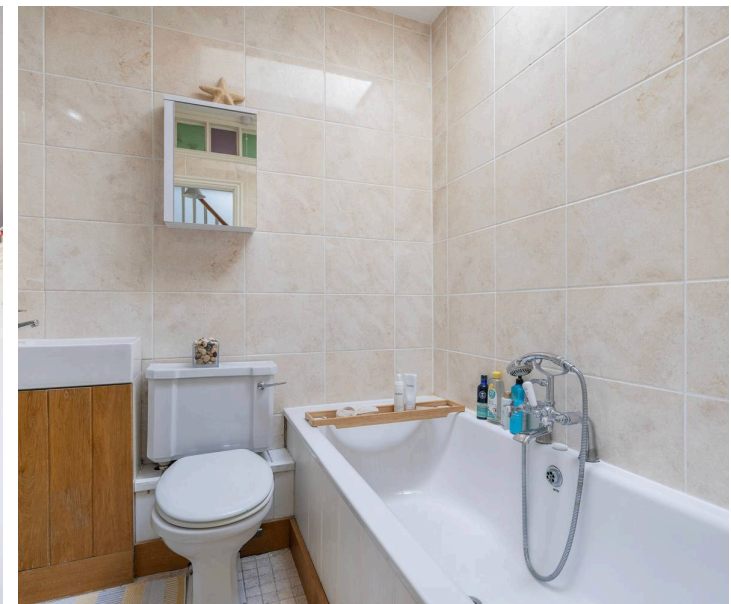
### Location

Located in the picturesque village of Bintree, The Street enjoys a peaceful rural setting surrounded by the Norfolk countryside. The village benefits from a welcoming community atmosphere and offers convenient access to nearby amenities, with the market towns of Fakenham and Dereham providing a wider selection of supermarkets, independent shops, cafés, schools, and healthcare services. The area is also well positioned for road links to Norwich and the North Norfolk coast.

The surrounding countryside is ideal for walking, cycling, and exploring nature, with a network of quiet country lanes and public footpaths nearby. Combining village charm with easy access to larger towns and key transport routes, this location offers a tranquil lifestyle while remaining well connected to everyday essentials.

### The Street, Bintree

Stepping inside through the welcoming front porch, you are greeted by a cosy lounge where a characterful log burning stove takes centre stage within an attractive fireplace, creating a warm and inviting atmosphere. This charming reception room provides the perfect place to relax, while retaining many of the property's original features, including beautiful sash windows that allow natural light to fill the space.



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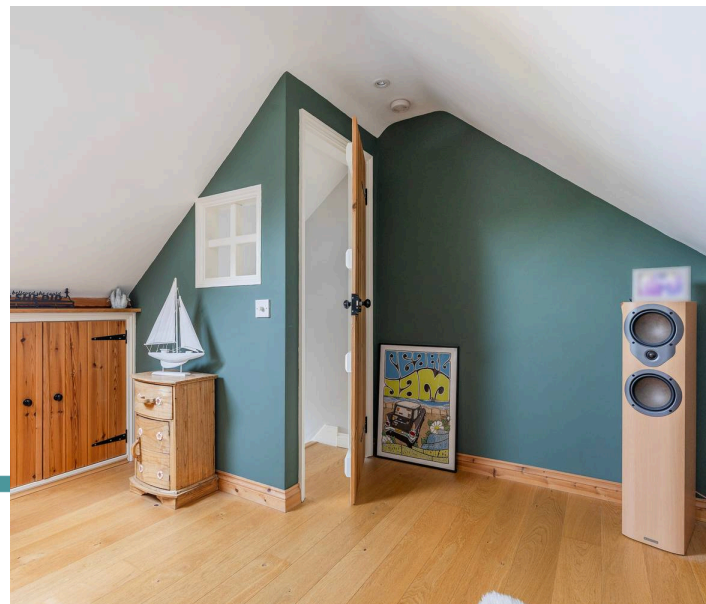
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Beyond the lounge, the spacious kitchen and dining room forms the heart of the home. Fitted with an excellent range of units, ornate worktops and generous preparation space, it comfortably accommodates both cooking and dining, making it ideal for everyday family life and entertaining alike. A useful lean to extends from the rear of the property, providing a sheltered entertaining area, while the separate utility room keeps household tasks neatly tucked away.

The first floor comprises two well proportioned bedrooms together with a stylish family bathroom, whilst the second floor is dedicated to a generous third bedroom, offering a peaceful and private retreat. The layout provides flexibility for growing families, visiting guests or those requiring additional space for hobbies or home working.

Externally, the property continues to impress with mature landscaped gardens that have been thoughtfully designed to create a tranquil outdoor setting. Meandering pathways, established planting and a sheltered entertaining area provide the perfect backdrop for relaxing or hosting friends and family throughout the seasons.



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A standout feature is the detached home office, complete with its own kitchenette, making it ideal for remote working, running a business from home or creating a separate studio space. Additional outbuildings provide excellent storage, further enhancing the practicality of this charming period home.

Combining character, versatile accommodation and a delightful village setting, this is a truly special property that offers an exceptional lifestyle opportunity.



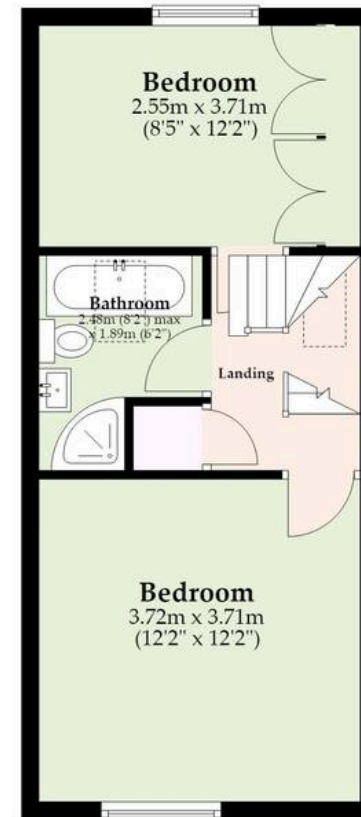
### Ground Floor

Approx. 56.3 sq. metres (605.8 sq. feet)  
(excluding Lean-to)



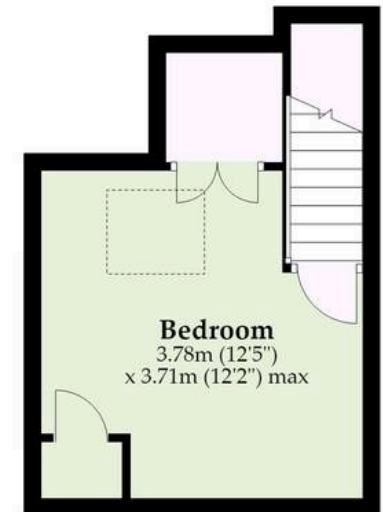
### First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



### Second Floor

Approx. 17.4 sq. metres (187.0 sq. feet)



Total area: approx. 106.9 sq. metres (1150.1 sq. feet)

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.

Plan produced using PlanUp.

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