



18 The Street, Bintree

Minors & Brady



18 The Street

Bintree, Dereham

Charming village living with countryside appeal. Offered with no onward chain, this delightful two-bedroom mid-terrace cottage enjoys a sought-after position within the popular village of Bintree. Character features, including an attractive open fireplace, combine with modern conveniences to create a warm and inviting home. Outside, the property boasts generous front and rear gardens, complete with a wildflower meadow, mature planting and productive vegetable patch. Further benefits include valuable off-road parking with rear vehicle access, oil-fired heating and a peaceful rural setting. Ideal for first-time buyers, downsizers or those seeking a countryside retreat, this charming cottage offers the perfect balance of comfort and village charm.

- Offered with no onward chain, providing a straightforward purchase opportunity
- Enjoy a charming sitting room centred around an attractive open fireplace
- The modern kitchen and dining area is designed for both practicality and everyday living
- A stylish ground floor shower room serves the accommodation
- Two well-proportioned bedrooms are located on the first floor
- The generous front garden features an attractive wildflower meadow
- A mature rear garden is home to established planting and fruit trees
- A productive vegetable patch creates an ideal space for keen gardeners
- Rear vehicular access provides the benefit of valuable off-road parking
- Set within a peaceful village location surrounded by Norfolk countryside





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The Location

Located in the picturesque village of Bintree, The Street enjoys a peaceful rural setting surrounded by the rolling Norfolk countryside. Known for its attractive mix of period properties and traditional village character, Bintree offers a strong sense of community whilst remaining conveniently positioned for access to a range of nearby amenities. The village itself benefits from a village hall, playing field and church, with regular community events helping to foster a welcoming atmosphere.

For everyday conveniences, the market towns of Fakenham and Dereham are both within easy reach, providing supermarkets, independent retailers, cafés, restaurants, healthcare facilities, leisure centres and schooling for all ages. The nearby villages of North Elmham and Brisley also offer additional local services, pubs and recreational amenities.

The surrounding countryside is one of the area's greatest attractions, with an abundance of quiet country lanes, public footpaths and bridleways ideal for walking, cycling and exploring the local landscape. Nature lovers will appreciate the wealth of wildlife and open green spaces on the doorstep, whilst nearby woodland and rural beauty spots provide opportunities for outdoor recreation throughout the year.

The location is particularly well placed for enjoying the best of Norfolk, with the stunning North Norfolk coastline accessible within comfortable driving distance. Popular destinations including Wells-next-the-Sea, Holkham and Blakeney offer beautiful beaches, coastal walks and renowned nature reserves. The historic city of Norwich can also be reached by road, providing extensive shopping, dining, cultural attractions and rail connections.

M&B





18 The Street

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The Street, Bintree

Offered with no onward chain, this charming two-bedroom mid-terrace cottage presents a wonderful opportunity to acquire a characterful village home in a peaceful rural setting. Blending traditional cottage appeal with modern comforts, the property is ideal for first-time buyers, downsizers, investors or those seeking a countryside retreat within easy reach of Norfolk's market towns and coastline.

Stepping inside, the property immediately showcases its inviting character. The sitting room provides a cosy yet comfortable reception space, centred around an attractive open fireplace that creates a warm focal point for everyday living. Natural light flows through the accommodation, enhancing the welcoming atmosphere found throughout the home.

To the rear, the kitchen and dining area has been thoughtfully arranged to maximise both practicality and space. Fitted with a range of contemporary units, integrated appliances and ample worktop space, it provides an ideal environment for cooking, dining and entertaining. Completing the ground floor is a modern shower room, finished in a clean and stylish design.

The first floor offers two well-proportioned bedrooms accessed from the landing. The principal bedroom is particularly generous in size and enjoys views over the surrounding village setting, whilst the second bedroom provides flexibility for guests, home working or additional storage.



M&B



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Outside, the gardens are a particular feature of the property. To the front, a generous garden area incorporates a delightful wildflower meadow, creating an attractive first impression and encouraging local wildlife. The rear garden is equally appealing, offering a private and mature outdoor space filled with established planting, shrubs, fruit trees and a productive vegetable patch. Whether enjoying a morning coffee, gardening or entertaining during the warmer months, the garden provides a peaceful extension of the living accommodation.

Adding further practicality, the rear of the garden benefits from vehicular access and valuable off-road parking, a highly desirable feature for a cottage of this nature. A timber storage shed and enclosed boundaries further enhance the usability of the outside space.

Enjoying a sought-after village position, character features throughout, off-road parking and no onward chain, this delightful cottage offers an enviable balance of rural charm, comfortable modern living and excellent access to the surrounding Norfolk countryside.

Agent's Note

This property will be sold freehold.

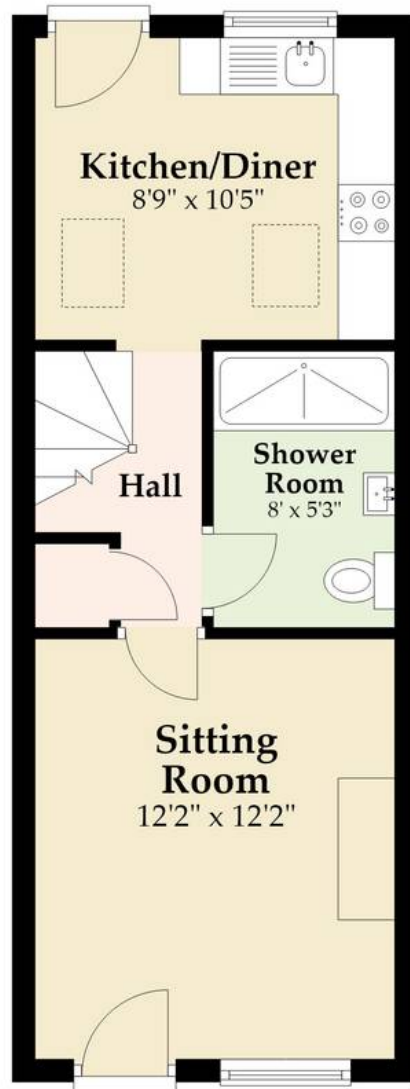
Connected to mains water, electricity, oil-fired heating and drainage.



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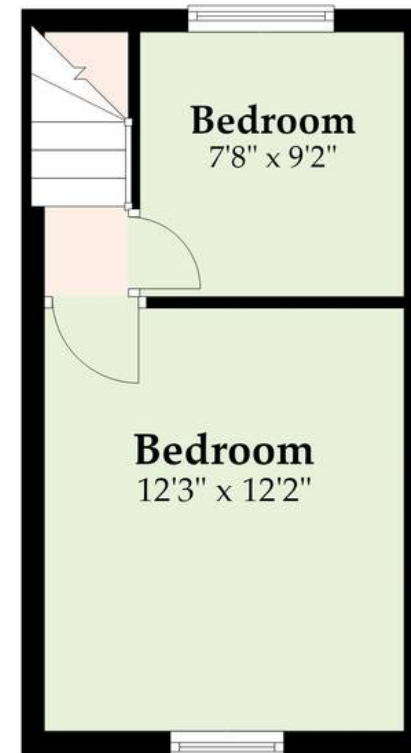
Ground Floor

Approx. 329.3 sq. feet



First Floor

Approx. 243.8 sq. feet



Total area: approx. 573.1 sq. feet

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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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