



**Pepperpot Cottage, Playingfield Drive, Whissonsett
Dereham, NR20 5ST**

welcome to

Pepperpot Cottage Playingfield Drive, Whissonett Dereham

Charming three-bedroom cottage tucked away in Whissonett, full of character and offering a spacious garden ideal for growing produce. Perfect as a first home, holiday let or next step, combining rural charm, practical living and a peaceful setting in a desirable Norfolk location.



Accommodation

Entrance Hall

Tiled flooring. New composite door. Window to the side.

Lounge/Dining Room

Carpeted flooring. Double-glazed window to the front. Beams. Radiator.

Kitchen

Tiled flooring. Fitted with base and wall units, oak worktops, oven, electric hob and extractor, porcelain sink and drainer. Tiled splashback. Space for fridge freezer and washing machine. Wooden window and door to the rear. Radiator.

Bathroom

Vinyl flooring with part tiled walls. Fitted with WC, wash hand basin and bath with electric shower over. Built in cupboard. Window to the rear. Radiator.

First Floor

Bedroom One

Carpeted flooring. Fitted wardrobe. Cupboard with boiler. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Cottage double-glazed window to the rear. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the front. Radiator.

Outside

Rear Garden

Courtyard garden and separate garden to the rear and left side.

Outbuilding

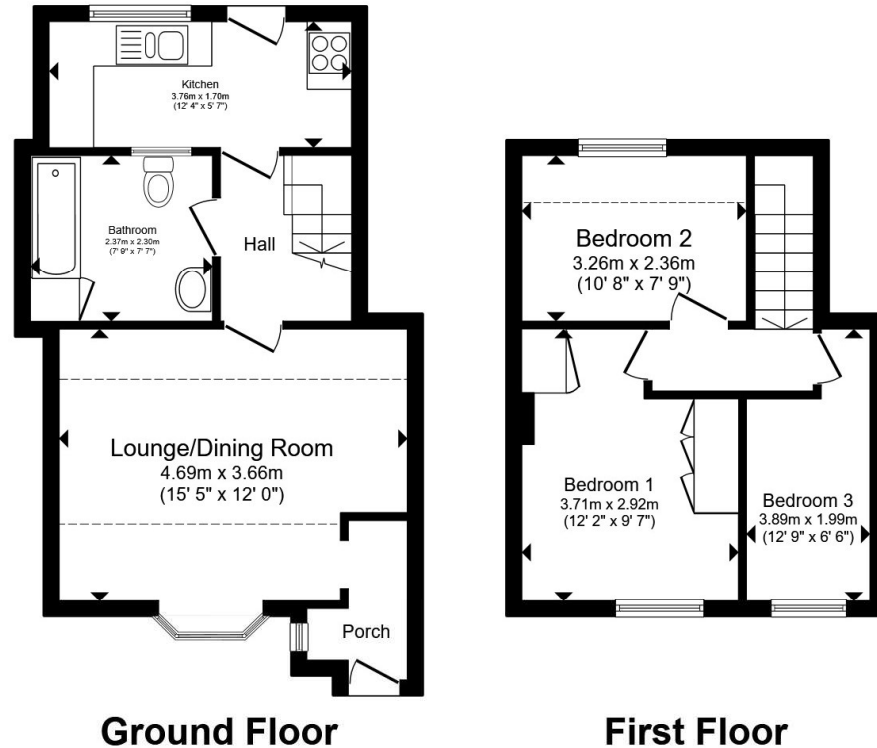
Summer house and shed.

Agent Notes

Private Right of Way: Neighboring access for oil tank.

Oil Heating.

No allocated parking however the vendor has advised us that they park by the playingfield.



Total floor area 60.4 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Pepperpot Cottage, Playingfield Drive, Whissonsett, Dereham

- Three Bedroom Character Cottage
- Tucked-away village location
- Spacious detached garden
- Full of charm and original character
- Suitable for first-time buyers or holiday let

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£260,000



directions to this property:

WHAT THREE WORDS: ///constants.clinic.blacked



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108807 - 0003

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