

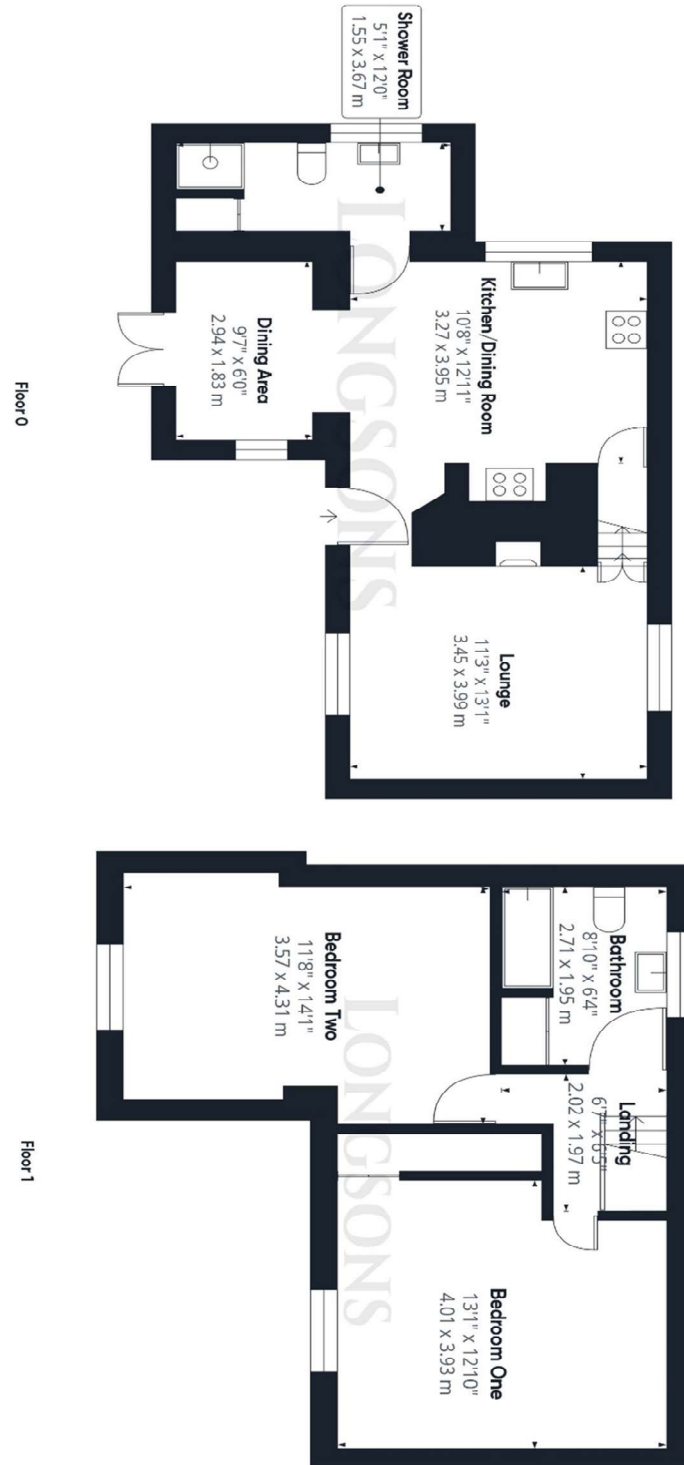


Little Fransham, Dereham, NR19 2JY

A delightful flint cottage situated in a rural location, enjoying open countryside views to the rear. The property offers kitchen/dining room, bathroom and ground floor shower room, garage, gardens and parking. Available fully furnished or unfurnished.

****Available immediately****

Price £950 pcm To Let





Available immediately!
Situating in a rural location with picturesque open countryside views to the rear, Longsons are very pleased to bring to the market this delightful two bedroom flint cottage. The property offers kitchen/dining room, bathroom and ground floor shower room, garage, gardens, parking and open countryside views.

Briefly, the property offers, kitchen/dining room, lounge, ground floor shower room, bathroom, two bedrooms, garage, gardens, parking and electric heating.

The property will be available fully furnished/part furnished, with potential of unfurnished to be discussed with the landlords.

Restrictions- A pet at the landlords discretion, no young children, no smokers.

Little Fransham
The village of Little Fransham is within easy driving distance of the charming market towns of Swaffham and Dereham. Additionally, Swaffham and Dereham, just a 10-minute drive away, offer excellent shopping facilities, vibrant bars, and restaurants, with the added convenience of a Waitrose supermarket in Swaffham. The neighbouring village of Necton features a doctor's surgery and a primary school, shops, post office and petrol station. For those seeking a touch of city life, the county capital of Norwich, a mere 30-minute drive to the east, showcases its historic buildings, top-notch shopping venues, numerous bars and restaurants, covered shopping malls, daily market, and delightful theatres. Norwich approx. 28 miles, Dereham approx. 6 miles, Swaffham approx. 6 miles.

Kitchen/Dining Room
10'8" (3.25m) Max x 18'11" (5.77m)
Fitted kitchen units to walls and floor complemented by a work surface over with stainless steel sink unit, oil fuelled Arga style oven, built in storage cupboard, space for free standing electric oven, space for dishwasher, entrance door opening to rear garden, UPVC double glazed French doors opening to rear garden, window to side aspect.

Lounge
13'1" (3.99m) x 11'3" (3.43m)
Feature open fireplace, double glazed windows to front and rear aspect, wall mounted electric heater, stairs to first floor.

Ground Floor Shower Room
Shower cubicle, wash basin, WC, space and plumbing for washing machine, built in storage cupboard.

Bedroom One
13'1" (3.99m) x 12'10" (3.91m)
Window to rear aspect enjoying open countryside views, built in wardrobe, wall mounted electric heater.

Bedroom Two
14'1" (4.29m) x 11'8" (3.56m)
UPVC double glazed window to rear aspect enjoying open countryside views, wall mounted electric heater.

Bathroom
Bathroom suite comprising bath, wash basin, WC, built in cupboard housing hot water cylinder, window to front aspect.

Garage
Main up and over door to front aspect, entrance door and windows to side aspect, electric lights and power.

Outside
Parking to front of garage, gated access to rear garden.

Rear Garden
Rear garden backing onto open countryside and enjoying far reaching views laid to lawn, selection of established shrubs and plants to borders, outside lights, wooden fence to perimeter.

All photographs are provided for guidance only.

- Detached Flint Cottage
- Two Bedrooms
- Idyllic Tranquil Setting
- Countryside Views
- Kitchen/Dining Room
- Ground Floor Shower Room & First Floor Bathroom
- Garage & Parking
- Gardens

