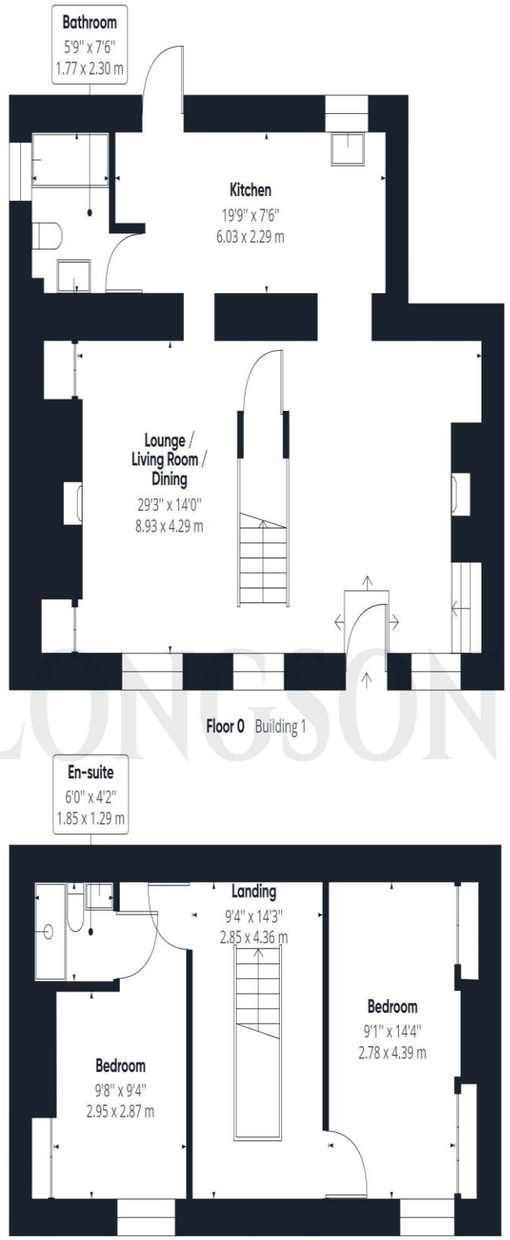


LONGSONS



Cross Cottages, Foulden, Thetford, IP26 5AL

STUNNING character cottage situated in the rural village of Foulden. This superb property has been sympathetically refurbished over the years to an extremely high standard and includes inglenook fireplaces, exposed beams, en-suite shower room plus ground floor bathroom.

Price £1,200 pcm To Let

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Tel: 01760 721389 | Email: info@longsons.co.uk
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Situated in the rural Norfolk village Foulden Longsons are delighted to bring to the market this STUNNING character cottage. This SUPERB brick and flint property has been sympathetically refurbished over the years to a very high standard and oozes charm and character throughout, Benefits include two inglenook fireplaces, multi-fuel burning stove, vaulted ceilings and exposed timbers, shaker style kitchen and quality bathroom and en-suite shower room, gardens and parking, oil fired central heating and UPVC double glazing.

Viewing is highly recommended to appreciate the quality of accommodation on offer.

Briefly the property offers dining room, lounge area, kitchen, bathroom, two bedrooms, en-suite shower room, gardens, parking oil fired central heating and UPVC double glazing.

FOULDEN
Swaffham 8 miles, Thetford 14 miles, Downham Market 15 miles
Situated between the market towns of Swaffham and Downham Market, not far from Thetford Forest. The neighbouring village of Northwold has amenities including shops, a pub and sports and social club. Further amenities can be found at the nearby market towns of Downham Market or Swaffham, at Downham Market there is a main line railway station to London Kings Cross.

Dining/ Lounge Area
29'3" (8.92m) Into Recess x 14'0" (4.27m)
Dining Area
Composite entrance door to front aspect, inglenook brick fireplace, tiles to floor, UPVC double glazed window with oak window sill to front aspect, stairs to first floor, large under stairs storage cupboard, opening through to kitchen.

Lounge Area
Magnificent brick inglenook fireplace with large inset multi-fuel burning stove, UPVC double glazed windows to front aspect with oak window sills, two built in storage cupboards to alcove either side of fireplace, opening through to kitchen.

Kitchen
19'9" (6.02m) Into Recess x 7'6" (2.29m)
Fitted kitchen units to wall and floor with oak work surface over, ceramic butler style sink unit with mixer tap, vaulted ceilings, space for large range style oven with extractor hood over, integral dishwasher, tiles to floor, integral fridge/freezer, tiled splashback, UPVC double glazed entrance door opening to rear aspect, UPVC double glazed window to rear aspect with oak sill, large Velux style roof window, underfloor heating.

Bathroom
Bathroom suite comprising bath, wash set within fitted cabinet, high level WC, vaulted ceiling, large Velux double glazed window roof window, obscure glass UPVC double glazed window to side aspect, tiled splashback, tiles to floor, extractor fan, underfloor heating.

Stairs and Galleried Landing
9'4" (2.84m) x 14'3" (4.34m)
Vaulted ceiling with exposed timber beams, Velux style double glazed roof window,

Bedroom One
9'8" (2.95m) x 9'4" (2.84m)
Vaulted ceiling with exposed timber beams, bespoke built in wardrobe, UPVC double glazed window to front aspect with oak sill, door to en-suite shower room.

En-suite Shower Room
Double shower cubicle with rain forest shower head over, wash basin and WC set within fitted cabinet, towel radiator, vaulted ceiling with exposed beams, extractor fan.

Bedroom Two
9'1" (2.77m) x 14'4" (4.37m)
Two bespoke built in wardrobes either side of chimney breast, vaulted ceiling with exposed beams, Velux style double glazed roof window, UPVC double glazed window to front aspect with oak sill.

Outside
Directly to the front of the property is a paved terrace seating area with steps down, further area to block paving, to the side of the property is the garden with wooden fence to perimeter currently a blank canvas awaiting landscaping,parking for one vehicle to the side of the garden, outside light.

To the rear of the property is a small area laid to block paving,picket fence to perimeter, external oil fired central heating boiler, outside light.

Agents Note
EPC rating C69 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note these photographs were taken pre tenancy commencement and was staged for that purpose, the property is currently unfurnished.

- Absolutely Stunning Character Cottage
- Two Bedrooms
- En-suite Shower Room + Downstairs Bathroom
- Two Receptions
- Gardens
- Oil Fired Central Heating
- UPVC Double Glazing
- Energy Rating C69







