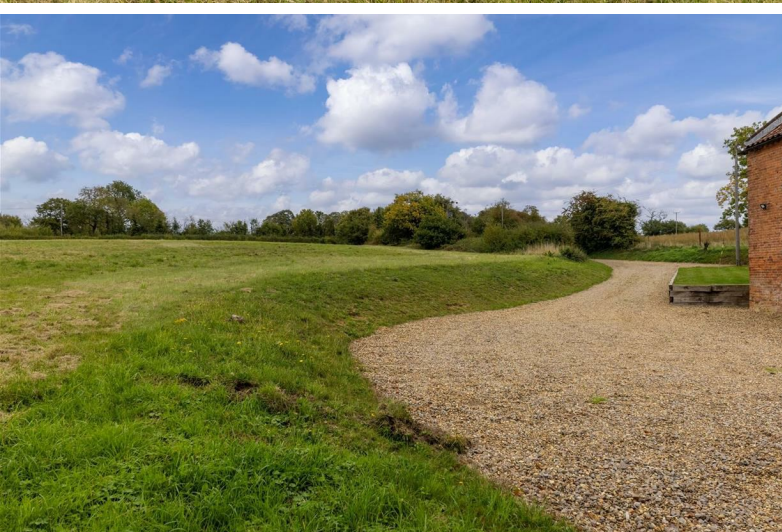
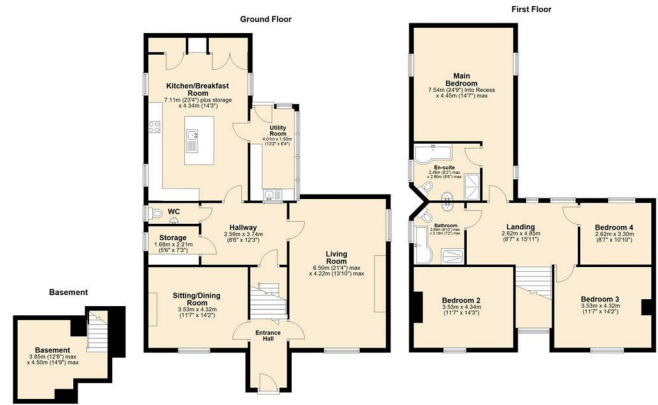




Valley Farm | Watton Road | Little Melton | NR9 3PB

£2,500 PCM





Every effort has been made to ensure the accuracy of the floor plan provided. However, measurements of rooms, areas, rooms, and other items are approximate and no responsibility is accepted for any errors, omissions, or inaccuracies. This floor plan is for guidance purposes only and should be used as a guide only. The services, fixtures, and appliances depicted have not been tested, and no guarantee is made regarding their condition or operation. For information only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Description

This four bedroom farmhouse offers spacious and flexible living accommodation extending to more than 2,350 sq. ft. The layout includes four double bedrooms, with the main bedroom measuring 24'7 (max) and benefiting from its own en-suite bathroom. The remaining bedrooms are served by a family bathroom on the first floor. Living space includes a 21'4 dual aspect living room with a wood burner, a 14'2 dining/sitting room with a feature fireplace, and a 23'4 kitchen/breakfast room with central island, complemented by a utility room. Additional features include a ground floor WC, basement, oil-fired central heating, and double glazing.

Externally, the property benefits from generous off-road parking at both the front and rear, with a shingle driveway providing easy access. The enclosed garden, is accessed from the utility room and is laid out for low maintenance with artificial lawn.

Key features

- 4 Bedroom detached farmhouse
- 23'4 kitchen/breakfast room with central island and 13'2 utility room
- 14'2 dining/sitting room with decorative fireplace
- Oil-fired central heating and double glazing
- Enclosed rear garden laid with artificial lawn
- Providing over 2,350 sq. ft. of accommodation
- 21'4 dual aspect living room with wood burning stove
- Ground floor WC, family bathroom, and master en-suite
- Off-road parking to both the front and rear
- Available from October

Council Tax Band & Local Authority: E, South Norfolk
Deposit Required: £2,884

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

We are Butterfly Lettings LTD with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN