



**Langham Road, Field Dalling Holt NR25 7LG**



**welcome to**

## **Langham Road, Field Dalling Holt**

Situated in the tranquil location of Field Dalling lies this beautiful character cottage. The 200 year old property is set within 0.5 acres (STMS) & consists of two sizeable bedrooms, a family bathroom, a characterful sitting room & a country style kitchen diner with exposed beams & flint wall.



## Porch

Entrance door

## Lounge

21' 1" x 15' 4" ( 6.43m x 4.67m )

Inglenook fireplace, stairs to first floor, 2 radiators, double glazed door to the side and window to the front.

## Kitchen / Dining Room

27' 6" x 7' 5" ( 8.38m x 2.26m )

Kitchen with base units, integrated oven with hob, fridge freezer, washing machine, dishwasher, stainless steel sink with drainer, tiled splash back, Norfolk parment tiles, 2 radiators, exposed brick walls and beams, 3 double glazed windows and 2 velux windows to the rear and double glazed barn door to the rear.

## Landing

### Bedroom One

15' 8" x 9' 7" ( 4.78m x 2.92m )

Built in wardrobes, 2 radiators and double glazed window to the front and rear.

### Bedroom Two

8' 9" x 9' 4" ( 2.67m x 2.84m )

Built in wardrobes, radiator and double glazed window to the side.

## Bathroom

Suite comprising of bath, separate shower, WC, wash hand basin, tiled floor, towel rail and double glazed window to the rear.



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.focalagent.com](http://www.focalagent.com)



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## **Langham Road, Field Dalling Holt**

- GUIDE PRICE £450,000 - £475,000
- 200 YEAR OLD CHARACTER COTTAGE
- TWO SIZEABLE BEDROOMS
- PICTURESQUE GROUNDS
- INGLENOOK FIREPLACE

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

guide price

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108164 - 0008

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