



Introducing  
College Road  
Thompson

**SOWERBYS**

Situated in the popular village of Thompson is this spacious two bedroom characterful cottage. The property is set on a generous plot with spacious gardens to the rear and ample off road parking. The accommodation comprises a kitchen/dining area which has a range of wall and base level units with inset sink, there is a pantry and storage cupboard with a door leading through to the sitting room which allows ample natural light with the stairs leading up to the first floor landing. To the first floor there are two double bedrooms, the principal bedroom having a storage cupboard. There is a family bathroom with three piece suite, low level WC, washbasin and panelled bath.

Outside, there is a generous garden space which is mainly laid with lawn and a shingled area which offers ample off road parking, while the garden to the rear also has a variety of mature shrubs and trees throughout. Available 10th July 2025, unfurnished.

#### **THOMPSON**

The picturesque village of Thompson is located in the heart of rural Breckland between Watton (3 miles) and Thetford (13 miles). The popular village has a village church, a public house and restaurant – The Chequers Inn, a well-regarded primary school, post office, village hall and a Millennium Green.

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich. The market town of Hingham is 5.5 miles away with many varied local shops and the market town of Attleborough is 9 miles away with rail links to Norwich and Cambridge.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

**E. The reference number or full certificate can be obtained from Sowerbys upon request.**

**To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.**

#### **LOCATION**

What Three Words – What3words: [/////villa.jumbo.crown](https://www.what3words.com/villa.jumbo.crown)

#### **AGENT'S NOTES**

Pets by negotiation

No smokers

Unfurnished

12 Month Initial Tenancy

The photos used were taken prior to the commencement of the current tenancy.





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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