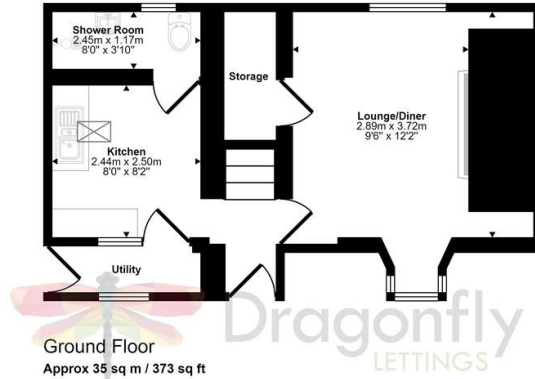


Approx Gross Internal Area
55 sq m / 597 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

Outside, the garden features a charming feature well, adding character to the property, plus a lawn and patio seating area. The property also benefits from an off-road parking space in front of a wooden gate to the left-hand side of the property. With easy access to local amenities, this cottage is an ideal retreat for those seeking a tranquil lifestyle.

DIRECTIONS

From Waitrose roundabout in Wymondham take the exit for Tuttle Lane East and continue on the road before turning right on to Melton Road. After a short distance turn left onto Wramplingham Road, continuing onto Wymondham Road and passing St Peter & Pauls Church. Proceed around the sharp right bend and follow the road round, where the property can be found on the right-hand side before the open fields.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

A

Energy Efficiency Rating Current D 58 Potential B 88

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



For single occupancy only, this 1 bedroom cottage is situated in a serene rural setting and includes a spacious dual-aspect lounge/diner with a feature fireplace and bay window, a practical kitchen with a skylight and a well-maintained garden with a charming feature well.

The property provides a blend of period charm and modern convenience with easy access to local amenities.

The Street

Wrampingham | Wymondham
Norfolk | NR18 0RU

£750 pcm

Single Occupancy Only!

Semi-detached cottage, situated in a rural village location

Practical kitchen with skylight and adjacent utility area

Dual aspect lounge/diner with an impressive feature fireplace and bay-window

13'6 first floor bedroom with twin windows

Ground floor wet room off the kitchen

Electric storage heating and a mixture of single and double glazing

Off-road parking space close by

Enclosed garden area with lawn, patio and feature well to the centre

Available now!

