

Cruso & Wilkin

TO LET

**The Old Post Office, Swaffham Road,
Cockley Cley, Swaffham.**



Four Bedroom Detached Cottage

Fully Refurbished

£1,500 pcm

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

This delightful brick and flint detached cottage has been fully refurbished and offers: Kitchen/ Dining Room, Lounge, Utility Room, Four Bedrooms, Family Bathroom and Shower Room.

The property benefits from Air Source heating giving underfloor heating to ground floor, double glazing.

Location:

The property is located in the village of Cockley Cley. The village gives ease of access to King's Lynn and Norwich.

Postcode: PE37 8AW

What3words:///embraced.clubbing.lemons

Directions:

From King's Lynn head onto the A47 signposted Swaffham/Norwich. After approximately 7 miles at the roundabout take the 2nd exit and stay on A47 for 1.1 miles, take the exit towards Swaffham, continue along Lynn Road, after approx. 1/2 mile turn right into Whitsands Road, turn right onto Cley Road leading onto Swaffham Road. After approximately 3.5 miles the property can be found on the right hand side identified by a Cruso & Wilkin for sale board.

The Accommodation:

Door to front leading into:

Kitchen/Dining Room 6.03m x 5.08 m

Fitted with a range of wall and base kitchen units with worktop over, composite single drainer with mixer tap. Integral oven with ceramic hood and stainless extractor fan, integral fridge/freezer, integral dish washer, integrated bin cupboard, radiator, Breakfast bar, feature inglenook fireplace, ceiling spot lights. Double glazed windows to front, side and rear aspect. Door to rear leading to garden. Door to:

Lounge: 5.2m x 3.9m

Fireplace with inset log burner, double glazed windows to front and side aspect. Door to:

Rear Entrance Lobby:

Stairs to first floor with understairs storage cupboard, door to rear garden, door to:

Utility Room: 2.29m x 2.04m

Fitted worktop with plumbing for washing machine and space for dryer, cupboard housing Air Source heating controls and fittings, W.C, wash hand basin, double glazed window to rear.

Stairs to First Floor:**Bedroom One: 5.21m x 2.76m**

Two double glazed windows to front, two radiators.

Bedroom Two: 3.73m x 2.30m

T.V point Two double glazed window to front, two radiators.

Bedroom Three: 4.40m x 1.81m

T.V point, two Velux windows to rear, radiator.

Bedroom Four: 2.77m x 2.44m

Two double glazed windows to rear, radiator, access to loft.

Bathroom:

Step down to bathroom which is fitted with a suite comprising of a side panel bath, W.C, wash hand basin in vanity unit, fully enclosed shower cubicle, towel radiator, double glazed window to rear.

Shower Room:

Step down to shower room which is fitted with a fully enclosed shower cubicle, wash hand basin set in vanity unit, W.C, towel radiator, two Velux windows.

Outside:

Gravel drive at front of property giving parking for numerous vehicles, paved patio area to rear, outside lighting, Garden to side and rear of the property which is laid to lawn with shrubs and fruit trees. Garden is approximately half acre (STMS) Brick built shed.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, telephone: 01553 691691. All viewings to be conducted during daylight hours only.

Local Authority:

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE
Telephone: 01362 656870

Council Tax Band: C

Particulars prepared : September 2024

Photos taken: September 2024

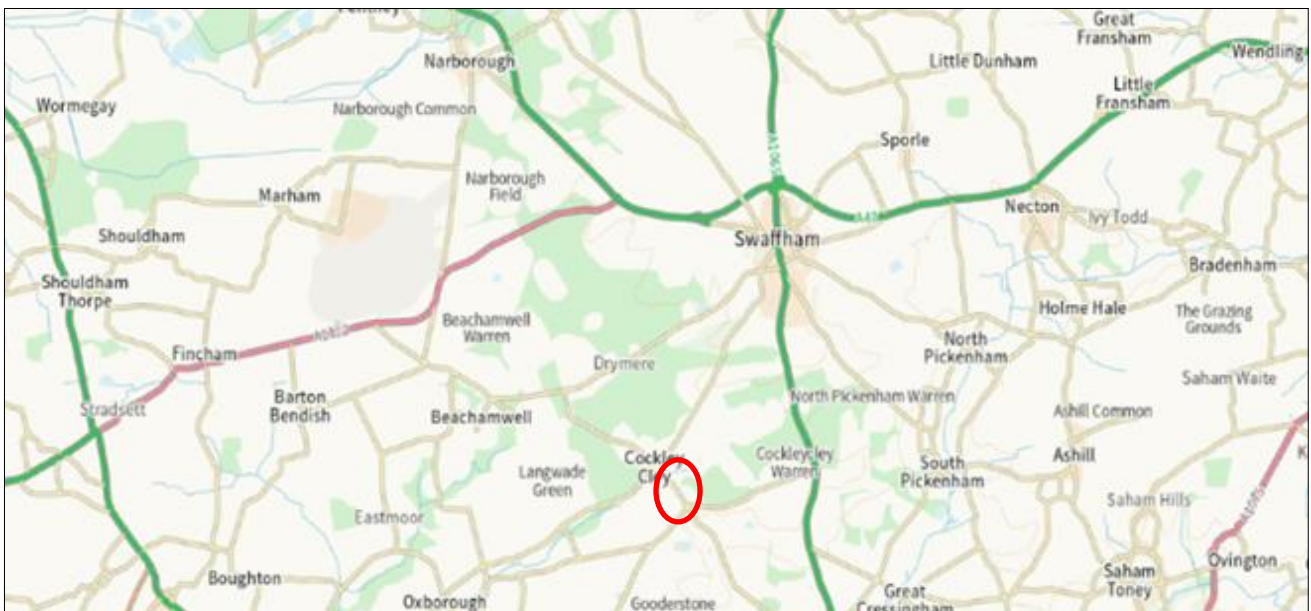
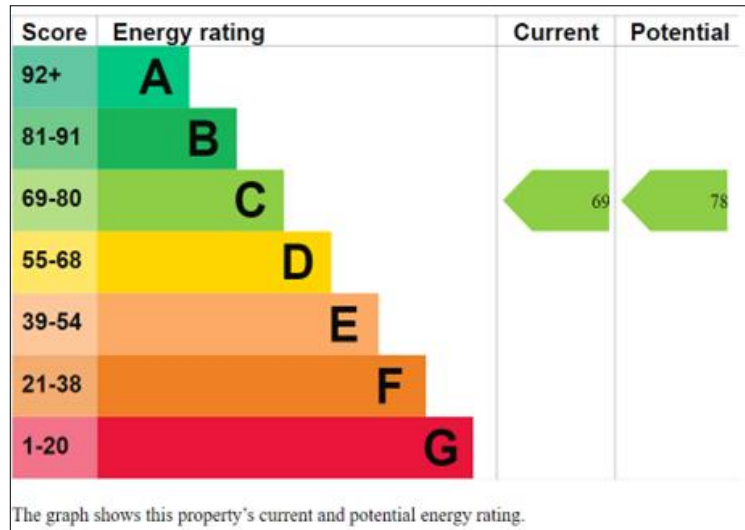


Deposit:

A deposit of £1,730 (One Thousand Seven Hundred & Thirty Pounds) will be required prior to the commencement of the tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non agreement.

The Energy Performance Rating is Band C



Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.