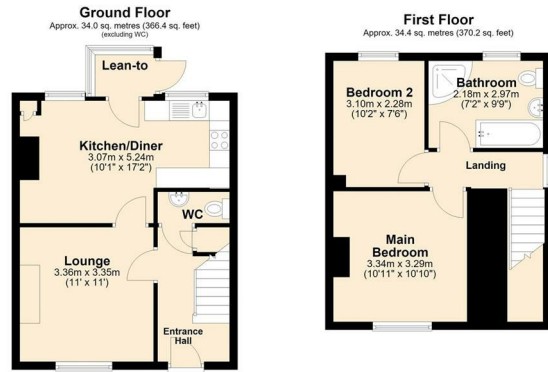




2 Home Farm | Colton Road | Marlingford | NR9 5HR

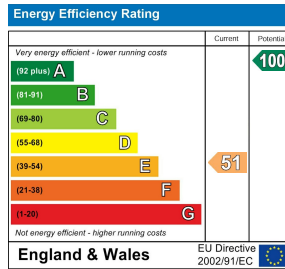
£1,100 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 68.4 sq. metres (736.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



## Description

Nestled in the sought after village of Marlingford, this charming two bedroom semi detached cottage offers the perfect blend of rural living while remaining within easy reach of Norwich, Wymondham and the A47.

The property provides well proportioned accommodation throughout. The ground floor comprises a lounge, a spacious kitchen/diner and a convenient WC. Upstairs, there are two generous bedrooms, both served by a family bathroom.

Outside, the property benefits from a private driveway providing off-road parking, a useful outbuilding for additional storage and a low-maintenance rear garden.

## Key features

- Two bedroom semi detached cottage
- Entrance hall with ground floor WC
- 17'2 kitchen/diner overlooking the rear courtyard
- Two bedrooms and a family bathroom off the landing
- Oil fired central heating
- Sought after village location in Marlingford
- Spacious lounge with feature fireplace
- Lounge with feature fireplace
- Low Maintenance Rear Garden & Driveway Parking
- Available from August 2026

Council Tax Band & Local Authority: B, South Norfolk  
Deposit Required: £1,269

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.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ  
hello@butterflylettings.co.uk  
www.butterflylettings.co.uk  
01603 870870



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