

3 The Green, Cockley Cley, Swaffham, PE37 8AL



Cruso & Wilkin

3 The Green

Cockley Cley, Swaffham

To Let **£1,250 pcm**  3  1

3 The Green is a well-presented, detached property situated in the sought-after village of Cockley Cley. Having recently undergone a full refurbishment, the accommodation benefits from three bedrooms, a wood-burning stove and a bright conservatory leading onto the garden.



Location

The property is located in the village of Cockley Cley, Norfolk which is just 3.2 miles south west of Swaffham and 27 miles from Norwich.



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Situation and Directions

The village of Cockley Cley offers peaceful village life within only a few miles of the market town of Swaffham. The village is well-known for being home to the Icen village, which is now permanently closed. There is a very welcoming village pub, serving home-cooked food and a church.

In the town of Swaffham, you will find high street shops, pubs, cafes, a church, a leisure centre, schools and parks as well as larger supermarkets. There is also a very popular market every Saturday.

From Swaffham town centre, take Cley Road, which becomes Swaffham Road. When you enter the village, just after a small triangular green on your left you will find the entrance to 3 The Green, also on your left.



Nearest Postcode
PE37 8AQ



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Description

3 The Green has recently undergone a complete refurbishment and is a beautifully presented country home, set within the desirable village location. The property is approached via a private driveway offering off-road parking.

The accommodation includes an open kitchen/dining room, a lounge with a wood-burning stove, three good-sized bedrooms, and a bright conservatory providing excellent additional living space, overlooking the spacious rear garden.

The home benefits from a generously sized garden and ample off-road parking. Internally, there is a newly fitted kitchen with a cooker included. The accommodation also offers a spacious reception room and a separate main living room featuring a new wood burner.

On the first floor, there are three well-proportioned bedrooms, all enjoying attractive countryside views, along with a family bathroom fitted with a shower.



Accommodation Details

Ground Floor

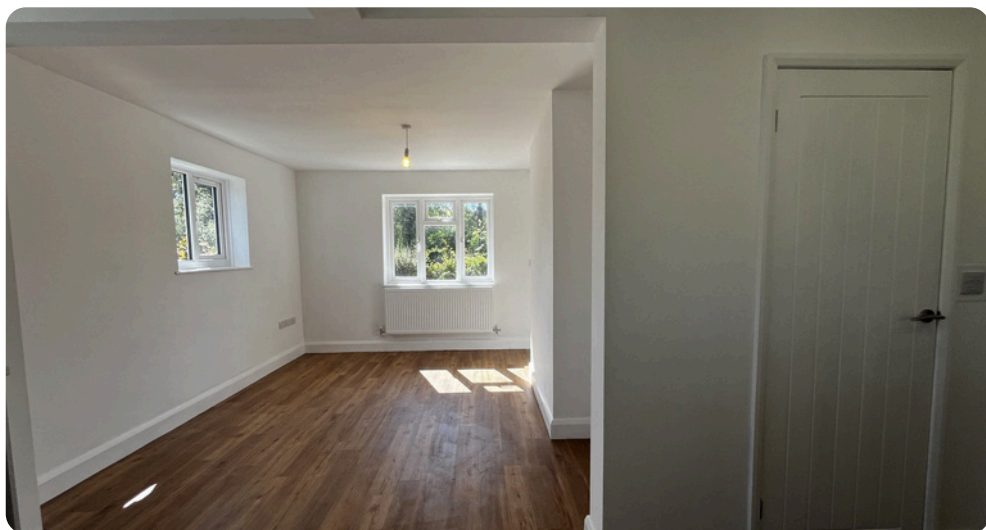
The property opens into a welcoming entrance hall with laminate flooring. From here, you can access the lounge and the kitchen/diner. The staircase leads to the first floor, and the space benefits from practical storage areas and bright, neutral décor.

Living Room 4.1m x 3.64m

The lounge is a bright and spacious room with two windows that provide plenty of natural light. It features newly fitted carpet flooring and offers ample space for both seating and entertainment furniture. This room flows well into the rest of the ground-floor accommodation.

Kitchen / Diner 3.62m x 3.34m

The kitchen/diner is fitted with modern base units, offering generous storage and worktop space. There is also a walk-in pantry area and an additional walk-in area, which provides plumbing for essential appliances. There is ample room for a dining table. A door leads from the kitchen through the conservatory and into the garden.



First Floor Accommodation

First Floor Landing

The landing gives access to all three bedrooms and the family bathroom. It includes a useful airing cupboard and storage space, helping to keep the home organised and clutter-free.

Bedroom One 3.7m x 3.64m

The main bedroom is a generous double room, offering light from both a front-facing and a side-facing window with a built-in cupboard.

Bedroom Two 3.4m x 3.03m

Front and side aspect facing window, with a cupboard.

Bedroom Three 2.45m x 2.4m

Back aspect facing window.

Bathroom

The family bathroom is fitted with a modern walk-in shower with an additional rainforest head, WC, and hand-wash basin. There is heated towel rail.

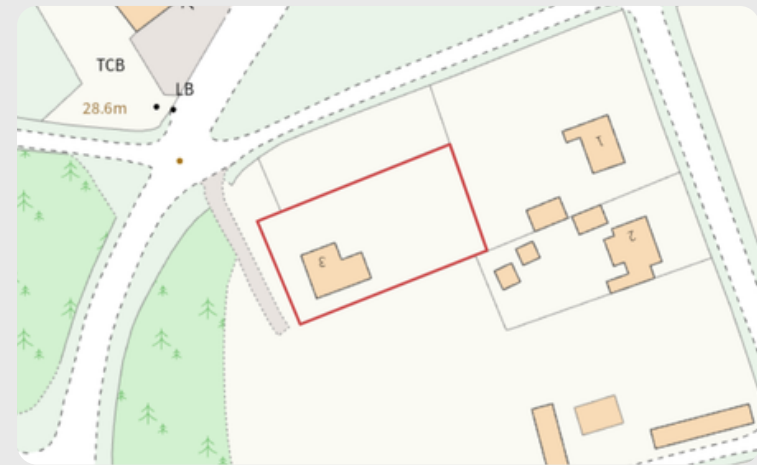
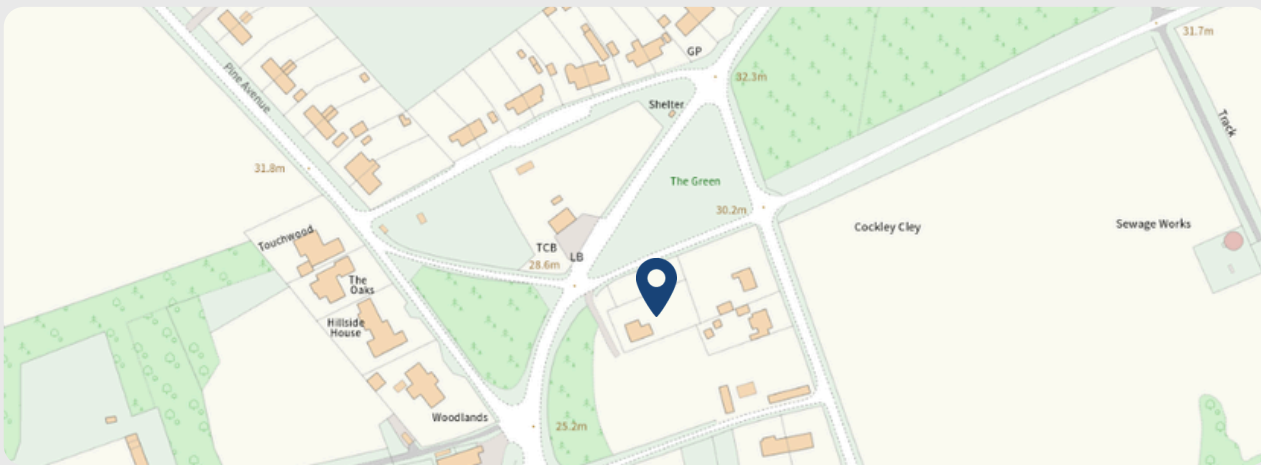
Conservatory and Outside

The conservatory is a brick half-wall with windows which wrap around all sides, allowing in plenty of natural light. Double glass panel doors open onto the garden as well as a single door. The conservatory has laminate flooring. Outside, there are two outhouses, one of which is an outdoor lavatory with a hand-wash basin. The garden is mostly laid to lawn; it is not fully enclosed, and there is a gravelled parking area.









Boundaries, Plans, Areas, Schedules and Disputes

The Tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Letting Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property is heated by oil, with the addition of a log burner. The property is supplied by mains water and electricity. Sewage is disposed of via a septic tank.

Measurements

All measurements and areas are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Deposit

A deposit of **£1,442.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord 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 held 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 dilapidation's payable.

Local authority

Breckland Council
 Elizabeth House
 Walpole Loke
 Dereham
 NR19 1EE

Telephone: 01362 656870

Council Tax

The Council Tax Band for 2025/26 for this property is B

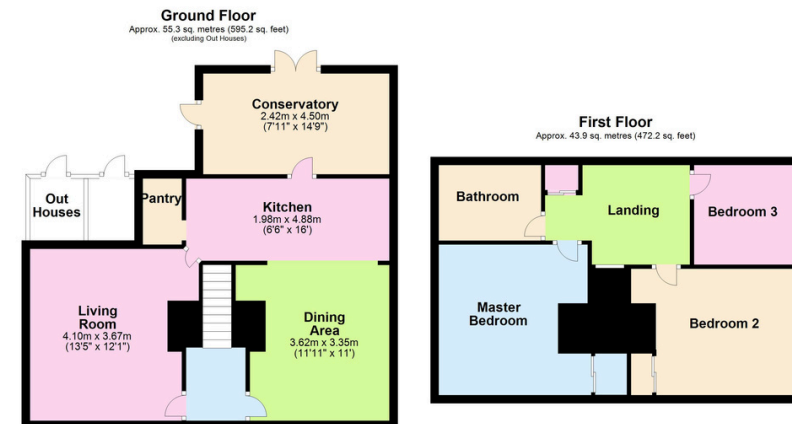
Energy Performance Certificate

3 The Green, Cockley Cley has an D EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)



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Sole Agents:

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice:

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Landlord.

Cruso & Wilkin