

1 | Jubilee Cottages | Wattlefield | NR18 9JY

£1,600 PCM

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Extended three bedroom semi detached character cottage
- Set within a generous plot of approximately 0.3 acres
- Approximately 1,300 sq ft of spacious and versatile accommodation
- Impressive 26'11" max. open-plan kitchen/dining room with central island
- 15'2" max. lounge with feature fireplace
- Separate snug, utility room and downstairs WC
- Three good-sized first-floor bedrooms, with en-suite to main bedroom
- Family bathroom with bath and separate shower
- Generous rear garden adjoining a meadow with lovely countryside views
- Available end of November

About the Property

If you're looking for a characterful three bedroom cottage with plenty of living space, a generous garden and lovely views across neighbouring countryside, then this extended semi-detached home, sitting on a plot of approximately 0.3 acres, could be just what you're looking for.

Offering approximately 1,300 sq ft of accommodation, the property has been extended to provide spacious and versatile living space, with a great balance of traditional features and modern living.

The ground floor comprises an entrance porch leading into a good-sized lounge with feature fireplace, a separate snug and an impressive 26'11" max. open-plan kitchen/dining room with central island, plenty of space for dining and French doors opening onto the garden. A useful utility room and downstairs WC complete the ground floor.

Upstairs, there are three good-sized bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a family bathroom featuring both a bath and separate shower.

The property also benefits from oil-fired central heating and double glazing throughout.



















The Outside

The property is approached via a shared driveway with the neighbouring property, leading to its own private driveway which provides off-road parking for several vehicles.

Occupying an overall plot of approximately 0.3 acres, the property benefits from a generous rear garden, mainly laid to lawn with established trees and shrubs. A paved patio area sits immediately outside the kitchen, providing a great space for outdoor dining whilst enjoying lovely views across the adjoining meadow and open countryside beyond.

The Location

Wattlefield is a small rural hamlet situated approximately three miles south of the historic market town of Wymondham, surrounded by open countryside, farmland and quiet country lanes. The nearby market towns of Wymondham and Attleborough offer a good range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. Wymondham is also well known for its historic town centre, Market Cross and Abbey.

Despite its rural setting, Wattlefield is well placed for access to the A11, providing convenient road links to Norwich, Cambridge and beyond. Railway services are also available from nearby Spooner Row, Wymondham and Attleborough, making it a great location for those looking to enjoy countryside living whilst remaining within easy reach of larger towns and the city.

Agents Note

Please note that the images reflect the property during a previous tenancy.

Due to its rural location, the property benefits from oil-fired central heating, private drainage via a septic tank and broadband connectivity through Starlink.

SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

BEFORE YOU MOVE IN:

• Holding Deposit Fee: Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.

• First Month's Rent: Due after signing the tenancy agreement, less any holding deposit paid

• Security Deposit: Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

DURING YOUR TENANCY:

• Changes or Amendments to the Tenancy Agreement (requested by the tenant): £50

• Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue

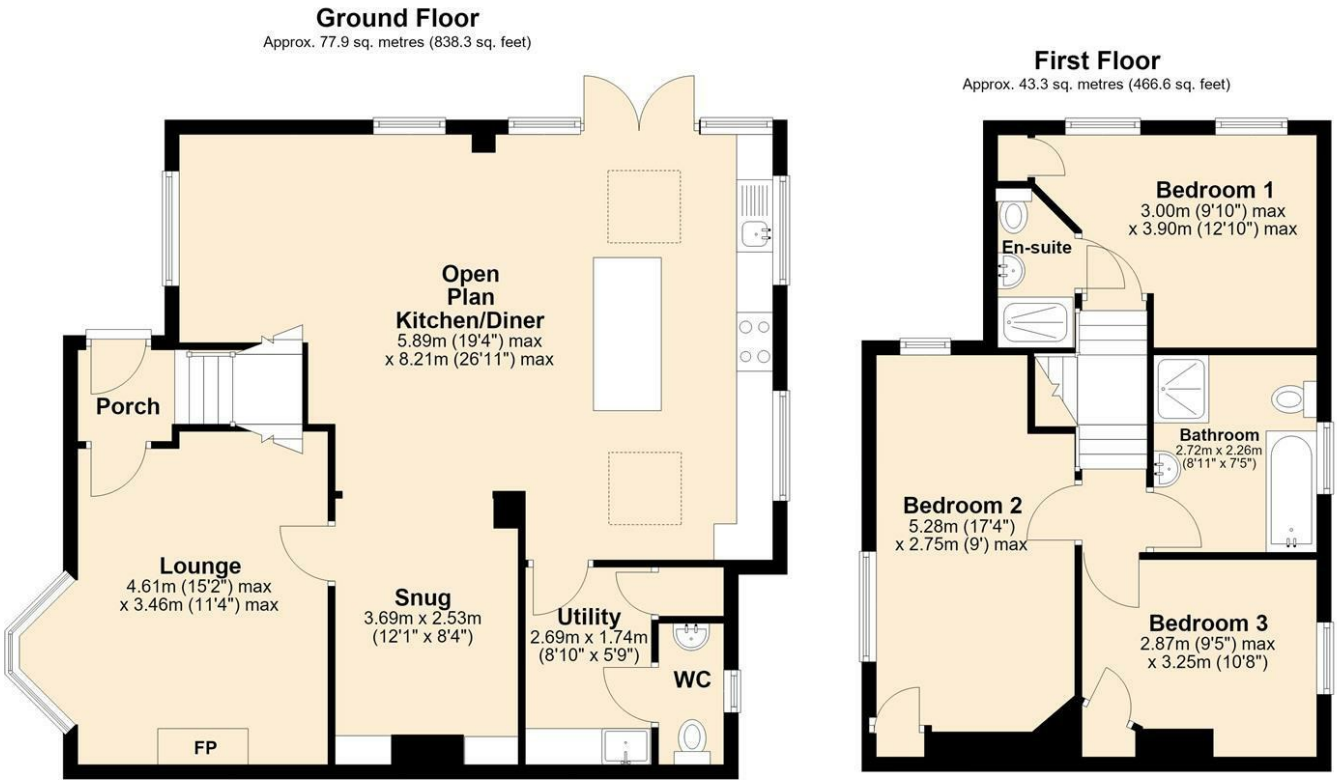
• Lost Keys or Security Devices: Charged at the reasonable cost of replacement.

• Early Termination (Tenant's Request): If you wish to end the tenancy early or do not provide the required notice, you will be liable for the landlord's reasonable costs. This may include rent due for the remainder of the notice period (typically two months), or until a new tenancy is secured.

Disclaimer

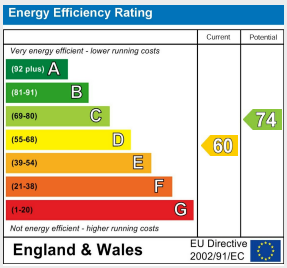
While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification





Total area: approx. 121.2 sq. metres (1304.9 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.



Tenure:

Council Tax Band: C

Local Authority: South Norfolk

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.

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