









## welcome to

# **Langham Road, Field Dalling Holt**

Situated in the tranquil location of Field Dalling lies this beautiful character cottage. The 200 year old property is set within 0.5 acres (STMS) & consists of two sizeable bedrooms, a family bathroom, a characterful sitting room & a country style kitchen diner with exposed beams and flint wall.













#### Porch

Entrance door

#### Lounge

21' 1" x 15' 4" ( 6.43m x 4.67m )

Inglenook fireplace, stairs to first floor, 2 radiators, double glazed door to the side and window to the front.

#### **Kitchen / Dining Room**

27' 6" x 7' 5" ( 8.38m x 2.26m )

Kitchen with base units, integrated oven with hob, fridge freezer, washing machine, dishwasher, stainless steel sink with drainer, tiled splash back, Norfolk parment tiles, 2 radiators, exposed brick walls and beams, 3 double glazed windows and 2 velux windows to the rear and double glazed barn door to the rear.

#### Landing **Bedroom One**

15' 8" x 9' 7" ( 4.78m x 2.92m )

Built in wardrobes, 2 radiators and double glazed window to the front and rear.

#### **Bedroom Two**

8' 9" x 9' 4" ( 2.67m x 2.84m )

Built in wardrobes, radiator and double glazed window to the side.

#### **Bathroom**

Suite comprising of bath, separate shower, WC, wash hand basin, tiled floor, towel rail and double glazed window to the rear.



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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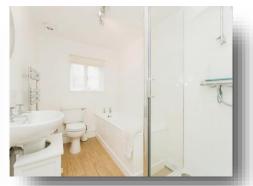
# **Langham Road, Field Dalling Holt**

- 200 YEAR OLD CHARACTER COTTAGE
- TWO SIZEABLE BEDROOMS
- PICTURESQUE GROUNDS
- INGLENOOK FIREPLACE
- RURAL LOCATION

Tenure: Freehold EPC Rating: E Council Tax Band: Deleted

# £410,000









## view this property online williamhbrown.co.uk/Property/FKM108652



Property Ref: FKM108652 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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