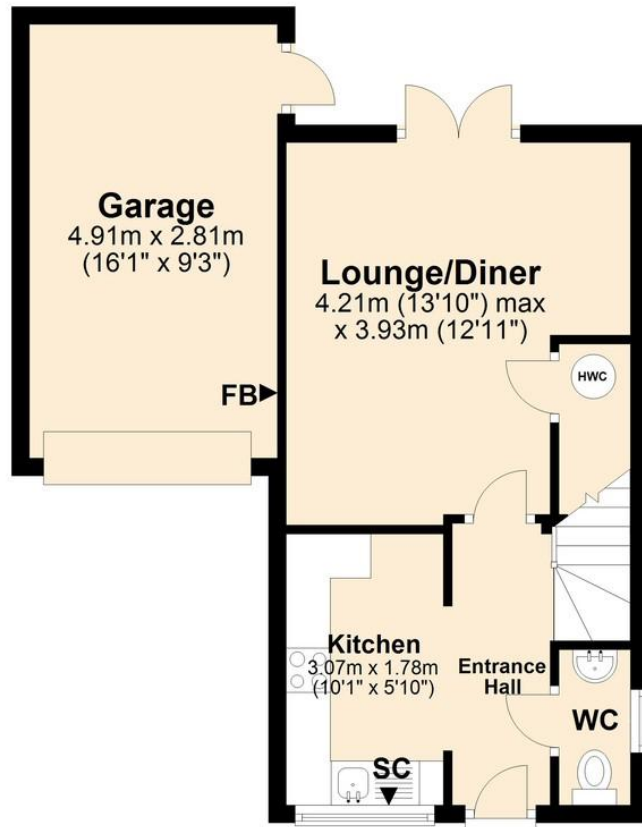


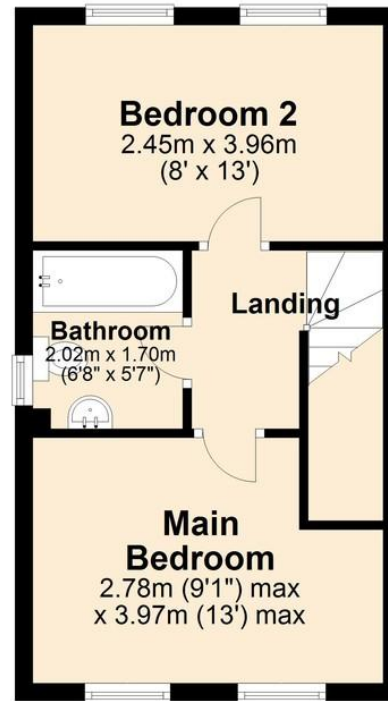
## Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

## OUTSIDE

This modern property is located along a shared shingle driveway accessed from the main road. Off-road parking is available in front of the approx. 16'1" x 9'3" attached garage with up and over door, light and power, plus rear garden access. A path to the right-hand side leads round to the enclosed rear garden, featuring a lawn, patio and garden shed.

## AGENTS NOTE

Please be advised the images reflect the property prior to the current tenancy.

Please be advised that an application for planning has been made within the area.

## DIRECTIONS

Travelling from Dereham on the A47, enter the village of Little Fransham and continue, passing the Wilgress Butcher & Deli on the left-hand side. Partridge can be found shortly after on the left-hand side, down the shared access driveway as signposted from the roadside.

## LOCAL AUTHORITY

Breckland

## COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current B 87 Potential A 117



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



2 bedroom link-detached property offering countryside living with a modern feel! Situated in a convenient village location, accommodation includes a kitchen, lounge/diner, cloakroom plus 2 first floor bedrooms and bathroom. Outside benefits from a garage, off-road parking and enclosed rear garden with lawn and patio.

## Main Road | Little Fransham

Dereham | Norfolk | NR19 2JW

£850 pcm

Modern link-detached property in the village of Little Fransham

2 first floor bedrooms; both with twin windows

Stylish kitchen features contemporary units and integrated oven, hob and extractor

L-shaped lounge/diner with French doors to the rear garden

Ground floor WC and first floor bathroom

Air source heating and double glazing

Attached single garage and off-road parking

30' rear garden with lawn, patio and wooden storage shed

Good road links to local towns plus bus services

Available end of April 2024

