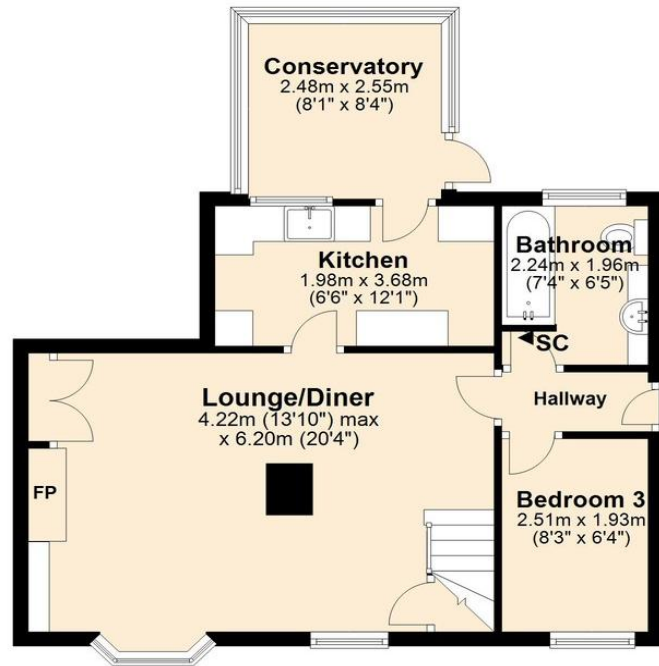


Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.2 sq. feet)



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

OUTSIDE

A central path, flanked by lawn, leads to the property which is situated within a conservation area. The front garden features a metal gate and fence to the front boundary plus oil tank. From the side of the property you can access the south-facing rear garden that measures approx. 33' max x 25' and features a heritage apple tree and a shingle seating area off the conservatory with steps up to the lawn area.

DIRECTIONS

From Fakenham Road/A1067 follow Lyng Road into the village which becomes The Street. The property can be found on the right-hand side before reaching The Fox public house and the local store.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

B

Energy Efficiency Rating Current D 58 Potential B 84

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

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.



This beautifully presented, semi-detached cottage is conveniently located in a rural village for local amenities and offers original features including period beams, fireplaces and a box-bay window. The ground floor accommodation includes a 20'4 max. lounge/diner, kitchen with butler sink, conservatory with garden access plus bathroom and bedroom 3. The first floor offers 2 double bedrooms, with storage while outside is a south-facing rear garden.

The Street
Lyng | Norwich | Norfolk | NR9 5AL

£1,000 pcm



Semi-detached cottage in an attractive rural village location

3 bedrooms including 2 doubles and ground floor bedroom 3

Main bedroom with built-in storage and fireplace

Kitchen with butler sink and access to the conservatory

20'4 max. lounge/diner with original beams and multi-fuel burner

Ground floor bathroom with 3-piece suite

Oil fired central heating plus double glazing

33' max. south-facing rear garden featuring lawn and seating area

Located within easy reach of amenities including convenience store, village hall and public house

Available start of July!

