



Rowtree Cottage Low Road, North Tuddenham  
£220,000

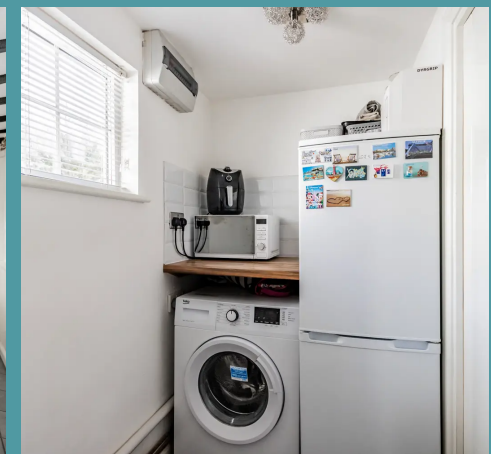
# Rowtree Cottage Low Road

North Tuddenham, Dereham

This property offers a modern and inviting living space, with a generously sized, kitchen and adjacent utility lobby area enhancing functionality. The stylishly appointed living room features a cosy wood burner and open-plan access into the study/dining room, creating a seamless flow for relaxation and entertaining. With two versatile double bedrooms and a modern shower room, along with a courtyard space for customisation and a driveway with space for two cars, convenience and comfort are assured for residents and visitors alike.

## THE LOCATION

Situated in the sought after village of North Tuddenham, this property benefits by being situated in a rural environment with walking routes and fields surrounding. The property is within walking distance to a local pub, 3 miles from Mattishall, under 5 miles to the town of Dereham, and 13 miles from the city of Norwich. Dereham benefits from all amenities, including shops, supermarkets, schools for all ages, doctor's surgeries, pharmacies and post office. North Tuddenham has a lovely Church, and is being easily accessible public transport to surrounding towns and villages.



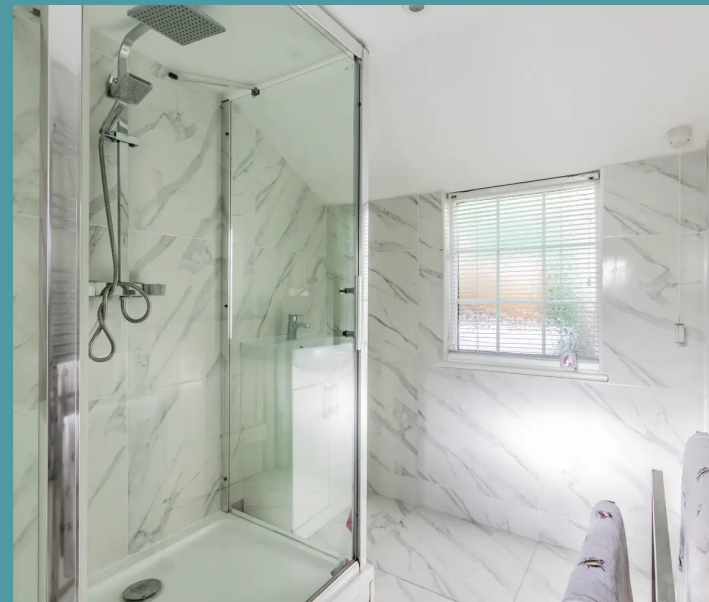


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### THE PROPERTY

Upon entering, you are greeted by a generously sized, fully-equipped kitchen that boasts ample cupboard space, expansive countertops and an overall inviting atmosphere. The adjacent utility lobby area provides convenient provisions for your appliances, enhancing the functionality of the space. The property features a modern shower room with contemporary fixtures and fittings, catering to your comfort and convenience. The stylishly appointed living room features plush carpeting, a cosy wood burner and open-plan access into the study/dining room, creating a seamless flow ideal for both relaxation and entertaining.



The two double bedrooms offer versatile accommodation options, each designed to cater to your evolving needs, whether it be for a growing family or accommodating guests.



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The property also benefits from an outside aspect that includes a courtyard space suitable for a small outbuilding, presenting opportunities for further customisation. For added convenience, the property includes a driveway with space for two cars, ensuring that parking is never a concern for residents and visitors alike.

### AGENTS NOTE

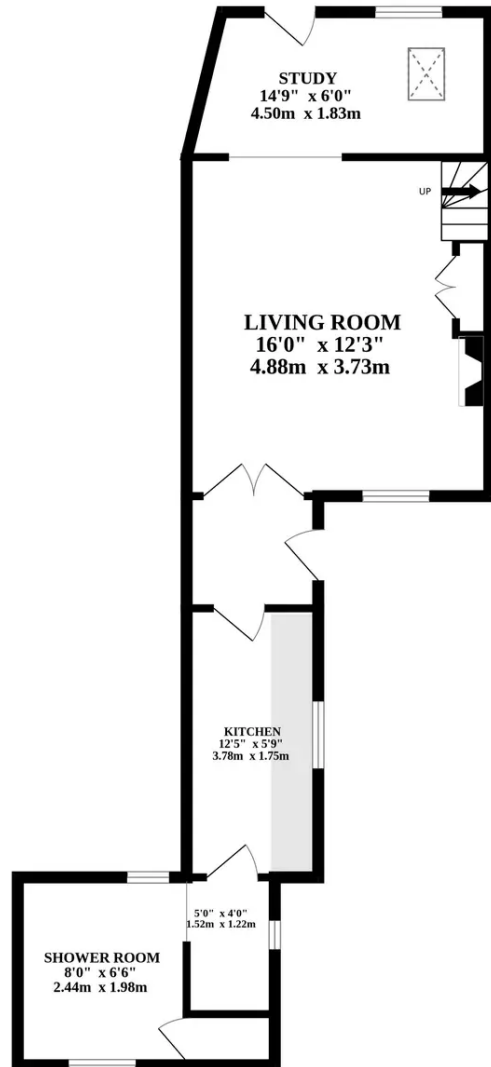
We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil Central Heating.

Council Tax Band - A



GROUND FLOOR



1ST FLOOR

