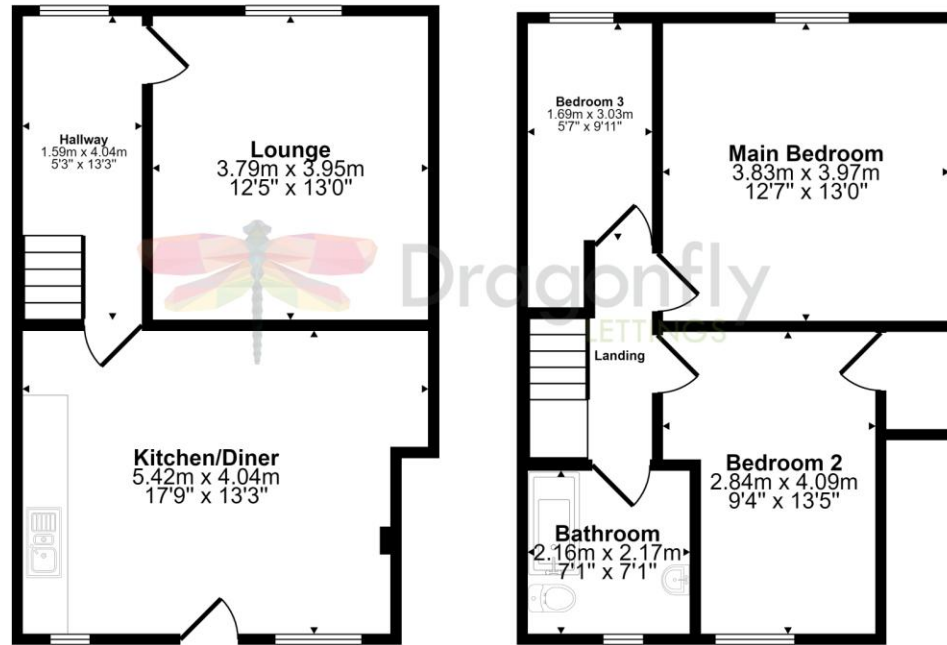


Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

The property fronts onto the road, boasting beautiful views of the church. A wooden gate to the right-hand side leads through to the approx. 18' max. rear garden which features a lawn and raised borders, plus access to the entrance. The oil tank is located within the rear boundary. The property also benefits from first come first serve off-road parking in front of the Fish and Chip Shop.

AGENTS NOTE

Please be advised the water bill is included in the rent.

DIRECTIONS

Head into the Village on Dereham Road, from Dereham and turn right onto Church Plain, passing the Doctors Surgery and Public House on the left. The property can be found on the left-hand side, past the Fish and Chip Shop, accessed via a wooden gate to the right of the property. Off-road parking is available in front of the Fish and Chip Shop on a first come first serve basis.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

B

Energy Efficiency Rating Current TBC Potential TBC

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.



Overlooking the local church, this 3 bedroom semi-detached house features a generous kitchen/diner and separate lounge. Whilst outside provides an enclosed rear garden and off-road parking nearby. Conveniently situated for village amenities and road links - do not miss out!

Church Plain
Mattishall | Dereham | Norfolk | NR20 3QE
£800 pcm

Semi-detached house, situated in a highly sought-after village location

Boasting beautiful church views to the front!

3 first floor bedrooms off the landing

Practical kitchen/diner and separate lounge

First floor family bathroom with 3-piece suite

Oil fired central heating and double glazing

Off-road parking available nearby on a first come first serve basis

Enclosed rear garden and private entrance

Ideally located for amenities, schools and road links

Available now!

