



Introducing
Dereham Road
Litcham

SOWERBYS

Showcasing a high-specification contemporary finish throughout, this beautiful two-bedroom mid-terraced cottage is within walking distance of a wealth of local amenities in the popular Norfolk village of Litcham. Presented in immaculate condition, the cottage briefly comprises two double bedrooms, a modern fitted kitchen/dining room, a cosy sitting room, and a ground-floor shower room. The property is available from 16th May on an initial 12-month tenancy.

Upon entering the cottage, prospective tenants are immediately welcomed into the cosy sitting room, which boasts generous dimensions with space for all traditional furnishings. Complete with a functional fireplace, the sitting room is perfect for relaxation and entertaining at any time of day. The modern fitted kitchen features an abundance of cupboard and worktop space, making food preparation a joy. It is offered with an integrated electric oven, hob, dishwasher, and fridge freezer, with space for a small dining table.

Completing the ground-floor accommodation is a shower room featuring underfloor heating, a shower cubicle, a washbasin, a WC, and a heated towel rail. Stairs located in the sitting room lead to the first floor, home to two bedrooms and a cloakroom.

The principal double bedroom is located at the rear of the cottage and, complete with fitted wardrobes, enjoys a picturesque view of the neighbouring countryside. The second bedroom is another comfortable double room with fitted wardrobes, which could alternatively be used as a home office or study. Complementing the bedrooms is a cloakroom with a washbasin and WC.

Externally, the cottage benefits from a communal turfed garden, in addition to two brick-built outhouses with plumbing for a washing machine. There is unallocated off-street parking to the front of the property.

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LITCHAM

With a welcoming community and beautiful surroundings, Litcham is perfect for those looking to enjoy the idyllic village life.

The village has a popular pub, The Bull, which is a traditional

coaching inn from the 17th century, although the foundations date back to the mid 1300s, which makes it the second oldest inn in Norfolk. Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies for later. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve of 28 hectares of lowland heath and mixed woodlands, situated to the south of the village on the Nar Valley Way, a 35 mile long footpath from East Dereham to King's Lynn. Surrounded by beautiful countryside scenery, the river Nar is never far away whilst you are venturing along this path.

All Saints Church dates back to the 12th century, but was largely rebuilt in the early 15th century. There is also a Methodist Chapel on Front Street, which was built in 1909. The Priory at the bottom of Church Street is likely to have once been a Chapel or Hermitage.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town approximately 9 miles away. There's a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

AGENT'S NOTE

- No Smoking
- No Pets
- Available May 16th 2025
- 12 Month Minimum Tenancy
- Electric Heating

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

LOCATION

What3words: ///hears.skim.stews



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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