



Little Foxes Greengate, Swanton Morley, Dereham NR20 4AD

welcome to

Little Foxes Greengate, Swanton Morley Dereham

A deceptively spacious 2-bedroom cottage in a village setting. The property enjoys sizeable, enclosed garden to rear and generous off road parking to the front.



Description

If you are looking for a period cottage in a Norfolk village then this has to be worth a visit. It offers surprisingly generous accommodation with 2 first floor bedrooms and a living room opening through to your kitchen, totalling 33'6" ! overall front to back. Property enjoys a decent sized garden to the rear and rear windows have views over countryside. Off-road parking for 2 sizeable or 4 smaller cars. Village offers amenities and the cottage lies some 3.7 miles from the Market Town of Dereham and 17.5 miles from the City of Norwich (AA source).

Entrance Porch

With double-glazed window, modern double-glazed natural wood door, space for boots and coats.

Small Entrance Hall

With modern, leaded, double-glazed door from front porch and stairs leading off.

Lounge

20' 5" x 10' 8" min extending to 13' 10" max (6.22m x 3.25m min extending to 4.22m max)

With large, double-glazed front window, wood burner with mantle piece surround in natural wood, deep understairs cupboard, wide opening through to.

Kitchen

11' 7" max x 8' 1" max (3.53m max x 2.46m max)

With double-glazed rear window, modern range of base and wall units, natural woodwork surfaces with 1½ bowl sink unit, slot in cooker space with hood above, space for washing machine and natural wood door opening to.

Rear Hall Lobby

With 3 natural wood doors opening off, including a pantry style shelved cupboard with small window.

Bathroom

Enjoying natural light from an overhead lantern style roof light. Obscure double-glazed window to garden room. Part tiled and with WC, rectangular wash basin atop a unit, bath with shower over.

Garden Room

8' 10" x 5' 8" (2.69m x 1.73m)

With double-glazed, double doors looking and opening to the rear garden, roof light window gives another aspect to the room as does a double-glazed side window. Recessed lighting.

Landing

With 3 natural wood doors opening off, including airing cupboard.

Bedroom 1

11' 1" x 9' 9" (3.38m x 2.97m)

With double-glazed dormer style front window, small sections of sloped ceiling, deep step-in wardrobe cupboard.

Bedroom 2

14' 1" max x 8' 1" max (4.29m max x 2.46m max)

With double-glazed, dormer style rear window offering fine countryside views, sections of sloped ceiling.

Outside

To the front the property is set behind an area of shingled and brick pave parking with space for 2 to 4 cars depending on size. Trellis screen.

To the rear patio space adjoins the rear of the cottage with a paving pathway leading off to a timber garden shed. An area of lawn has flower and shrub borders. There is a further area of patio/BBQ space which enjoys fine views over neighbouring field.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Little Foxes Greengate, Swanton Morley Dereham

- Period Cottage
- Country Views
- 2 Bedrooms
- Spacious Open Plan Style Living Space 33'6" max
- Enclosed Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103701 - 0002

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