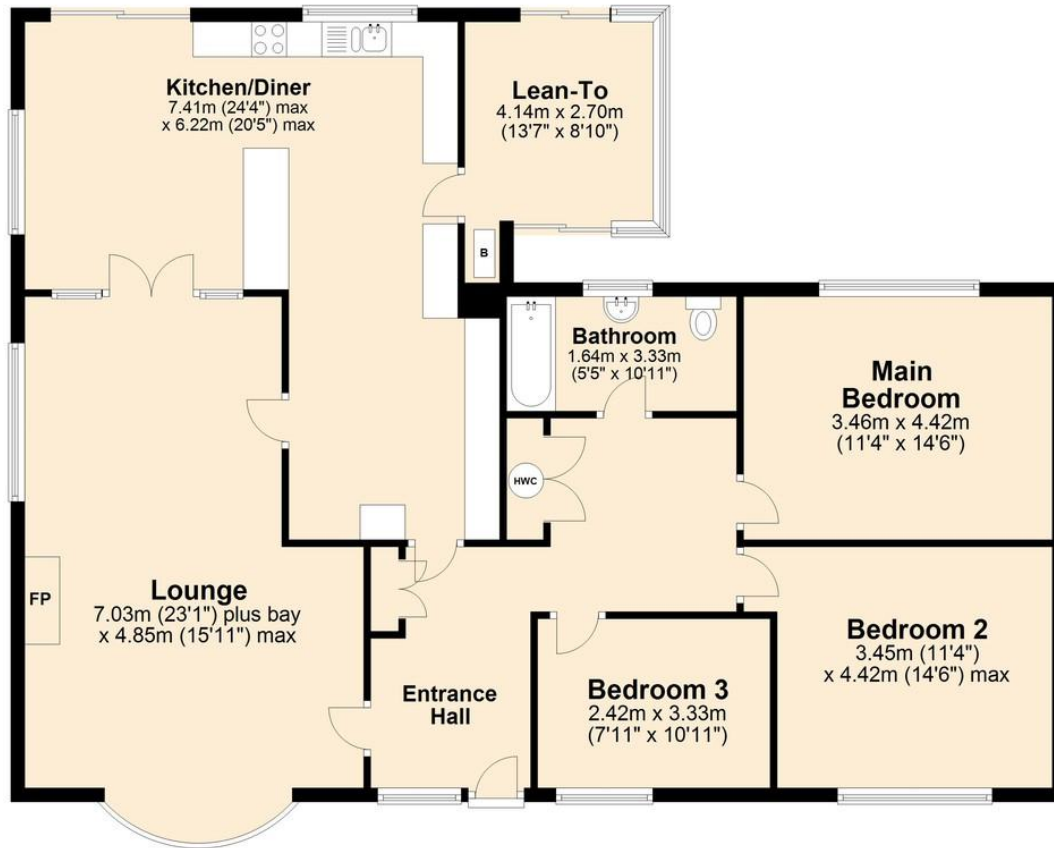


## Ground Floor

Approx. 137.0 sq. metres (1474.5 sq. feet)



Total area: approx. 137.0 sq. metres (1474.5 sq. feet)

## OUTSIDE

Accessed via a shared private driveway, the property features an area of lawn, bounded by mature hedges with a shingle drive providing off-road parking for multiple vehicles, leading to a patio with lean-to and oil tank. A wooden gate to the right-hand side leads round to the entrance and the approx. 71' x 60' max. garden space which boasts a lawn, mature fruit tree and a generous patio seating area ideal for outdoor gatherings, offering a tranquil retreat. The septic tank can also be located within the boundary.

## DIRECTIONS

Heading from Attleborough on the Norwich Road, cross over the A11 turning left for Besthorpe. Continue through the village passing the industrial estate on the left, take a right between Kildrummy and Bushmills down a private shared lane, then turn right after Thorpe House and The Bungalow can be found on the right-hand side.

## LOCAL AUTHORITY

Breckland

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current E 39 Potential C 70



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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.



Nestled in a peaceful village setting, this extended bungalow boasts a spacious 1,474 sq/ft. of potential-filled living space. Featuring three bedrooms, including two spacious doubles, the lounge and kitchen/diner are perfect for accommodating the needs of a growing family. Additionally, off-road parking and a substantial plot offer ample opportunity for outdoor entertainment.

## Virginia Works

Norwich Road | Besthorpe | Norfolk | NR17 2LB

£1,400 pcm

Detached bungalow situated in a private yet convenient location

Boasting approx. 1,474 sq/ft. of living spaces

Currently undergoing updates including carpets and decorating

Impressive 24'4 L-shaped kitchen/diner featuring a breakfast bar and exposed brickwork

Double doors lead through to the 23'1 bay-fronted lounge with feature fireplace

3 good-sized bedrooms off the hallway, including 2 doubles

Lean-to off the kitchen/diner and family bathroom with 3-piece suite off the entrance hall

Oil fired central heating and double glazing

Generous off-road parking for multiple vehicles on the shingle driveway and approx. 71' max. rear ga

Available now!

