



This detached cottage offers spacious accommodation which is being redecorated prior to the start of the tenancy. Offering 3 double bedrooms, kitchen and 3 reception rooms together with a conservatory, off road parking, outbuilding and lawned garden.

Furnishing: Unfurnished

Available: End January/Beginning February 2026

Pets: 1 considered

Smokers: No

Holding Deposit: £299.00

Damage Deposit: £1495.00

#### Directions

To find the property leave Reepham marketplace along Norwich Road and proceed for approximately 4 miles, through the villages of Little Witchingham and Alderford, the property will be found on the left-hand side opposite Alderford Common.

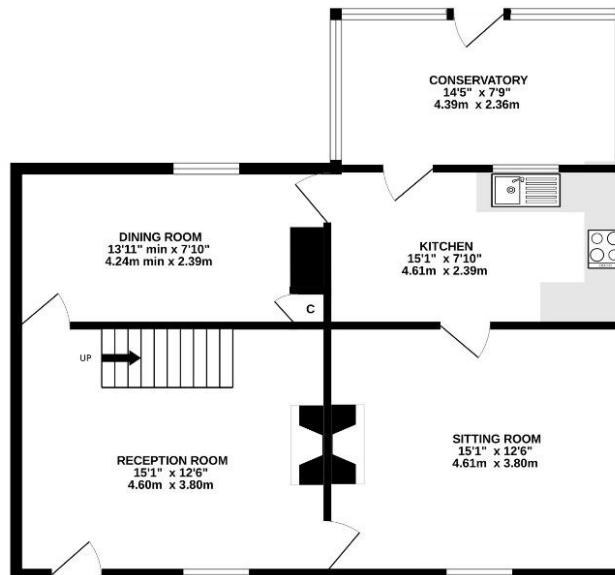
#### Situation

Swannington is an attractive widespread village about 8 miles north-west of Norwich and 5 miles from Reepham.

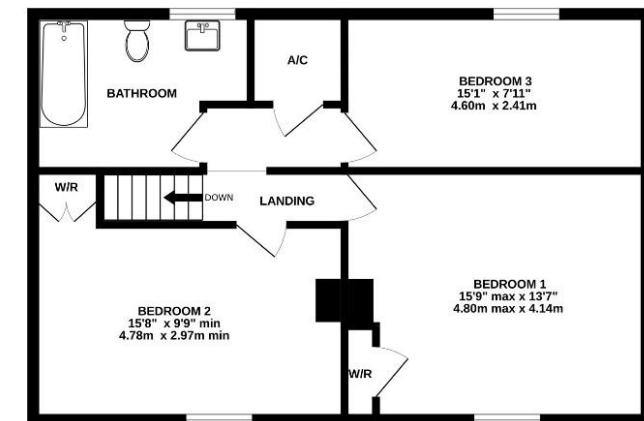
EPC Rating: E/39

For further information and to arrange your viewing, please contact our friendly and professional staff.

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Maple with Metronix ©2024

#### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ  
01362 696895  
post@parsonsandcompany.co.uk

PARSONS  
COMPANY

#### Reepham Office

Market Place, Reepham, NR10 4JJ  
01603 870473  
info@parsonsandcompany.co.uk