



The Old Sweet Shop is a charming three-bedroom cottage offering well-proportioned and versatile accommodation throughout. The property features two welcoming reception rooms, providing flexible living and entertaining space, along with a separate dining room located just off the kitchen. A convenient ground-floor WC adds to the practicality of the layout. Upstairs, the cottage offers two generous double bedrooms and a comfortable single bedroom, all served by a contemporary, well-appointed family bathroom.

To the rear of the property is a fully enclosed garden, thoughtfully arranged to include a covered seating area ideal for year-round use, a courtyard-style patio, and a gravelled section that is both low-maintenance and ideal for further seating.

Available: Immediately
 Furnishing: Unfurnished
 Council Tax: Band C
 No smokers
 Pets considered
 Holding Deposit: £276.00
 Damage Deposit: £1,380.00

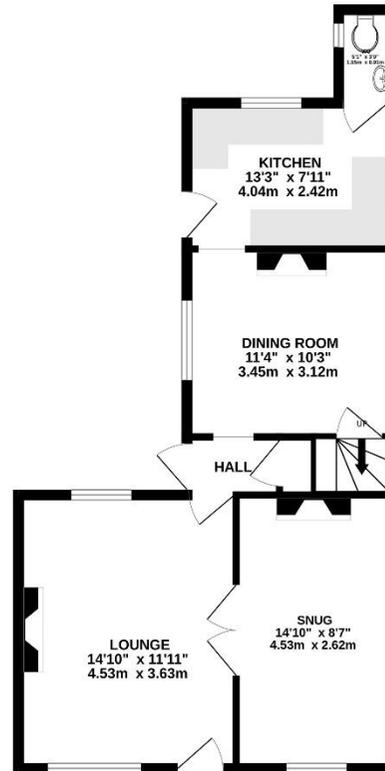
NB: Pedestrian right of way only over neighbouring driveway.
 NB: On street parking only

Directions
 To find the property leave Reepham Market Place towards Bawdeswell, at the A1067 turn right and continue for just over a mile, then turn right at the water tower. Continue into the village and the property can be found on the right hand side.

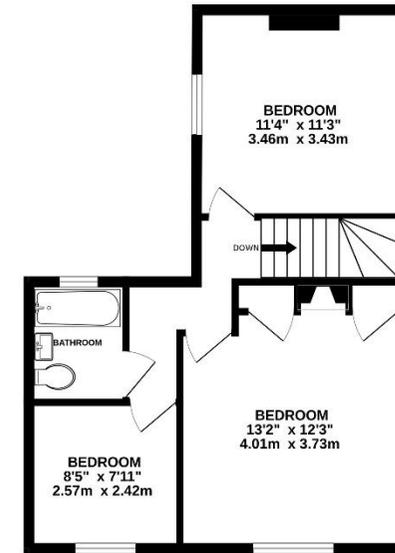
Situation
 Foulsham is a pretty rural village set in the Broadland district of mid Norfolk. In the heart of the village is a picturesque centre with mixture of prominent period and character properties dotted throughout. The village offers a range of 'day to day' amenities including a useful convenience store, village hall and primary school.

EPC Rating: E/49

GROUND FLOOR
 547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
 458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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.
 Made with Metropics (2020)

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