



This stunning detached house, perfectly combines modern comfort with countryside charm. The property offers three bedrooms, including a main with en-suite, plus a stylish family bathroom and convenient ground floor WC. The living room and dining room provide ideal areas for both relaxation and entertaining, while the modern fitted kitchen is designed for contemporary living.

Outside, enjoy ample off-road parking, a single garage, and gardens to the front and rear, all framed by picturesque surrounding field views. A truly impressive home which is not one to be missed!

Available: Immediately  
Furnishing: Unfurnished  
Council Tax: Band D  
Holding Deposit: £368.00  
Damage Deposit: £1,841.00

ONE dog only considered  
No smokers

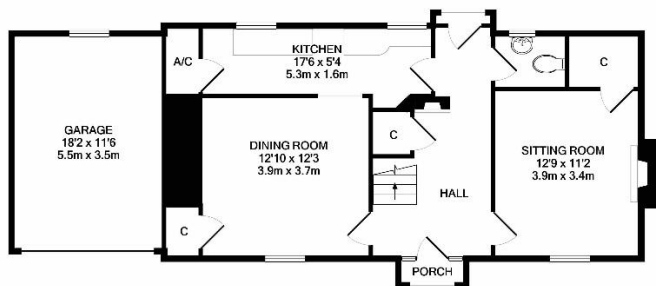
EPC rating: E/54  
NB: Minimum 12 month term

#### Situation:

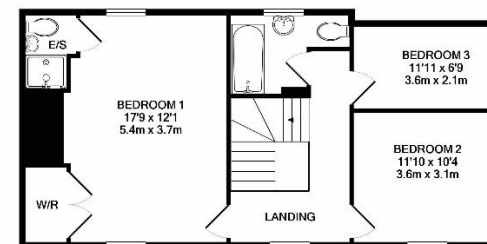
Wood Dalling is an attractive rural village situated some 5 miles north of Reepham and 10 miles south of Holt and within easy reach of the delightful North Norfolk coast. The city of Norwich is some 19 miles south east with rail and air connections.

#### Directions:

To find the property leave Reepham Market Place by turning right onto the B1145 Cawston Road. Proceed for approx. 1/2 mile and bear left just after to Co-Op supermarket, signposted Wood Dalling. Proceed for a further 4 miles and just before you enter the village, turn left onto Holly Lane. Proceed to the end of the lane where the property will be found on the left hand side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 812 SQ.FT.  
(75.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 604 SQ.FT.  
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
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