



2 Rectory Villa Cottages

£325,000

Situated within a peaceful village location, this beautiful two-bedroom semi-detached house offers a wonderful blend of character and modern living, complemented by a delightful rear garden backing onto woodland.

The property offers a welcoming living room featuring a charming fireplace, creating a cosy focal point and an inviting space to relax.

A separate dining room provides the perfect setting for everyday dining and entertaining, while the modern fitted kitchen offers a range of contemporary units with ample worktop and storage space.

Upstairs, the property benefits from two bedrooms, alongside a stylish four-piece bathroom suite comprising a bath, separate shower, wash basin and WC.

Outside, the rear garden is a particularly attractive feature, enjoying a pleasant outlook as it backs onto woodland and provides an excellent space for relaxing and entertaining.

The garden also benefits from a substantial, fully serviced, and double-glazed cabin, along with a useful outbuilding, offering versatile additional space for storage, hobbies or enjoying the garden throughout the warmer months.

To the front, ample off-road parking provides convenient space for multiple vehicles.

Combining a peaceful village setting, attractive accommodation and a wonderful woodland backdrop, this charming home is ideal for those looking to enjoy a quieter lifestyle while remaining within reach of surrounding amenities.



Services

Electric heaters.

Mains water and electricity are connected.

Private septic tank.

Solar panels.

Situation

Cranworth is a small rural village in the county of Norfolk, located in the East of England. It lies roughly 15 miles west of Norwich and a few miles south of the market town of Dereham.

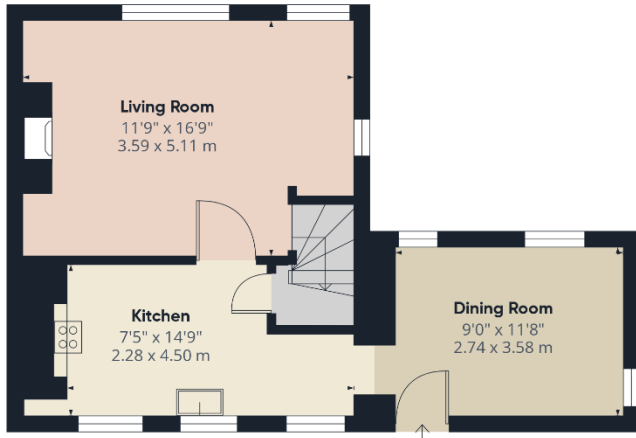
Surrounded by gently rolling farmland and quiet country lanes, Cranworth sits within the Breckland district, offering a peaceful countryside setting while remaining within easy reach of larger towns and regional road links.

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

This property is being marketed by our Dereham office and the property reference is AD0694.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





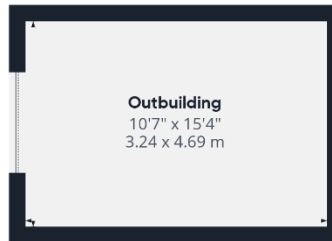
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

PARSONS
COMPANY

Approximate total area⁽¹⁾

1095 ft²
101.6 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Dereham Office

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

PARSONS
COMPANY

Reepham Office

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