



Manor Farm Lodge  
Rocklands Road  
Shropham  
Norfolk NR17 1DX

Rent: £1,500 pcm







## 4 Bedroom period detached cottage with contemporary extension.

### Peaceful rural setting.

**Directions:** From Norwich head south on the A11 towards Wymondham and Thetford. Continue past Attleborough and straight over the Breckland Lodge roundabout and exit the A11 at the first junction towards Shropham and Eccles. At the end of the slip road turn right towards Shropham. Continue for 2 miles into the village and turn right onto Rocklands Road. Follow this road for around half a mile and Manor Farm Lodge will be found on the right hand side.

**Location:** A quiet rural setting only 6 miles from the bustling market town of Attleborough and 2 miles from the A11.

**The Property:** A unique 4 bedroom lodge cottage which has been sympathetically extended to provide a spacious and functional family home in a tranquil yet accessible rural location.

The original cottage provides two reception rooms, mezzanine office, a breakfast kitchen with electric Aga. The rear has been extended to provide a WC, entrance hall, utility/laundry room, dining hall, double aspect sitting room over looking the garden with wood burner and a ground floor bedroom with en-suite shower room. Stairs lead up to a central landing off which is a master bedroom with en-suite shower room and dressing room, a family bathroom and 2 further bedrooms.

**Outside:** The property has ample private parking to the front, a terraced seating area to the side and a large private lawn with a garden shed and greenhouse.

**Services:** Mains electricity and water are connected. There is a private drainage system which will be serviced by the landlord, who will also sweep the chimneys annually. Oil fired central heating to radiators and domestic hot water. Water will be charged separately by the landlord at

£25pcm. There is a water softener and the property is alarmed.

**Terms of the Tenancy:** The house and garden will be let on an Assured Shorthold Tenancy for an initial fixed term of twelve months.

**Rent:** The rent, exclusive of all outgoing and Council Tax will be £1,500 per calendar month, payable monthly in advance by standing order. All further outgoing will be the responsibility of the Tenant.

**Deposit:** A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government approved deposit protection scheme by either the Landlord or the Agent.

**Schedule of Condition:** A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check in.

**Tenancy Agreement:** A draft copy of the Tenancy Agreement will be available for inspection at the Agent's offices.

**Viewing:** Strictly by appointment with the Agent.

**Pets:** Pet are considered at the Landlord's discretion.

**Council Tax Band:** Band B (Breckland County Council)

**Applications:** Applicants must complete an online application and undergo a full reference and credit check. The fee for this is £200 inclusive of VAT for the first applicant and additional applicants aged 18 and over will be charged £50 each. Fees will not be refunded if the applicant/s withdraw before the start of the Tenancy Agreement.

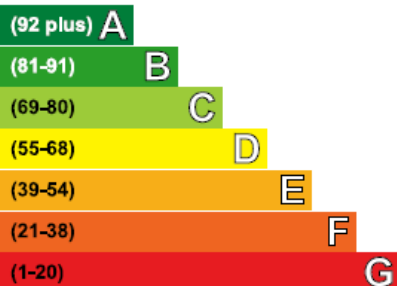






## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
58	81

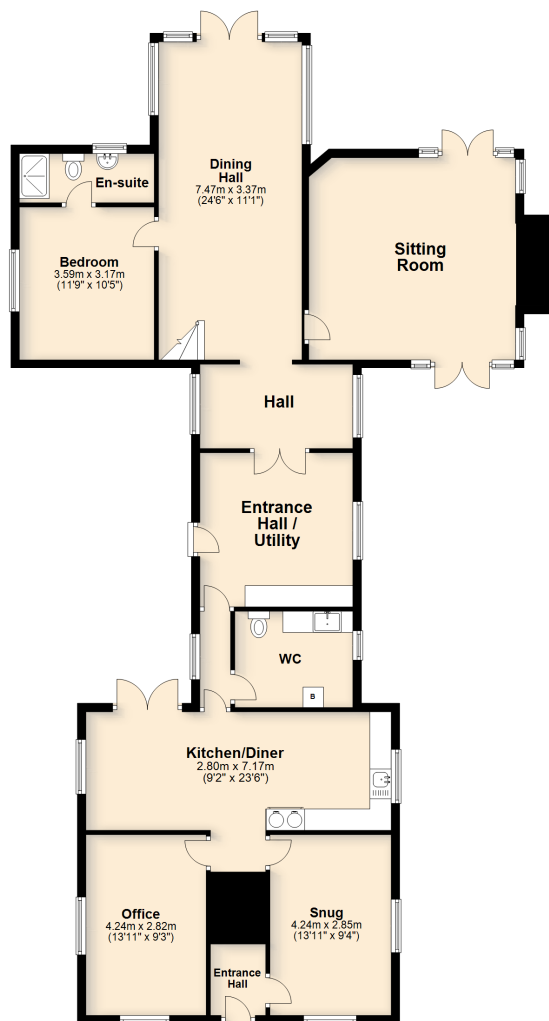
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

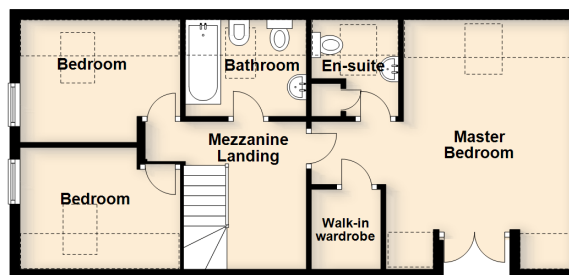
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



**Ground Floor**  
 Approx. 146.5 sq. metres (1576.4 sq. feet)



**First Floor**  
 Approx. 52.6 sq. metres (566.5 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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