

TO LET

£1,500 PER CALENDAR MONTH

Clipped Hedge Lane, Norwich, NR11 8NS

Arnolds | Keys









THE PROPERTY

Clipped Hedge Lane, Norwich, NR11 8NS

Situated in the charming village of Southrepps, this versatile detached house offers a wonderful blend of character and modern living.

Boasting 6 generously sized bedrooms, the property provides ample space for family life and entertaining. The 3 reception rooms are versatile and can be adapted to suit a variety of needs, whether as a cosy family lounge, formal dining room or home office.

The property benefits from a well-appointed family bathroom, double glazing throughout, oil-fired central heating, a double garage, plenty of storage and ample off-road parking for several vehicles.

Please note that the landlord is unable to offer a long-term tenancy for this property.

EPC Rating E. Council Tax Rating F.

6 1 3 F E

THE DETAILS

Property Details

ENTRANCE PORCH
Tiled flooring, newly decorated.

HALLWAY
Parquet flooring, newly decorated, radiator.

STUDY
Parquet flooring, newly decorated, radiator, uPVC double glazed bay window, built in cupboard

INNER HALLWAY
Wood effect vinyl, newly decorated, two built in cupboards.

W C
Wood effect vinyl flooring, newly decorated, uPVC double glazed window, WC, basin.

UTILITY ROOM
Wood effect vinyl, newly decorated, uPVC double glazed door into the garden, radiator, a range base and wall pine units, boiler.

KITCHEN
Tiled flooring, newly decorated, duel aspect uPVC double glazed windows, radiator, a range of base and wall units,

DINING ROOM
Parquet flooring, newly decorated, uPVC double glazed window, radiator, archway into the living room.

LIVING ROOM
Parquet flooring, newly decorated, uPVC double glazed patio doors into the garden, uPVC double glazed window, two radiators, decorative fireplace.

STAIRS AND LANDING
New carpet, newly decorated, uPVC double glazed window, radiator, three built in cupboards.

BEDROOM 1
New carpets, newly decorated, uPVC double glazed window, radiator.

BEDROOM 2
New carpets, newly decorated, uPVC double glazed window, radiator, double built in cupboard.

EAVES STORAGE ROOM

BEDROOM 3
New carpets, newly decorated, uPVC double glazed window, radiator, built in cupboard.

BEDROOM 4
New carpets, newly decorated, uPVC double glazed window, radiator.

BATHROOM
Wood effect vinyl flooring, newly decorated, heated towel rail, uPVC double glazed window, WC, basin, bath and separate walk in shower.

BEDROOM 5
New carpets, newly decorated, uPVC double glazed window, radiator, built in cupboard.

BEDROOM 6 / STUDY
New carpets, newly decorated, uPVC double glazed window, radiator.

DOUBLE GARAGE

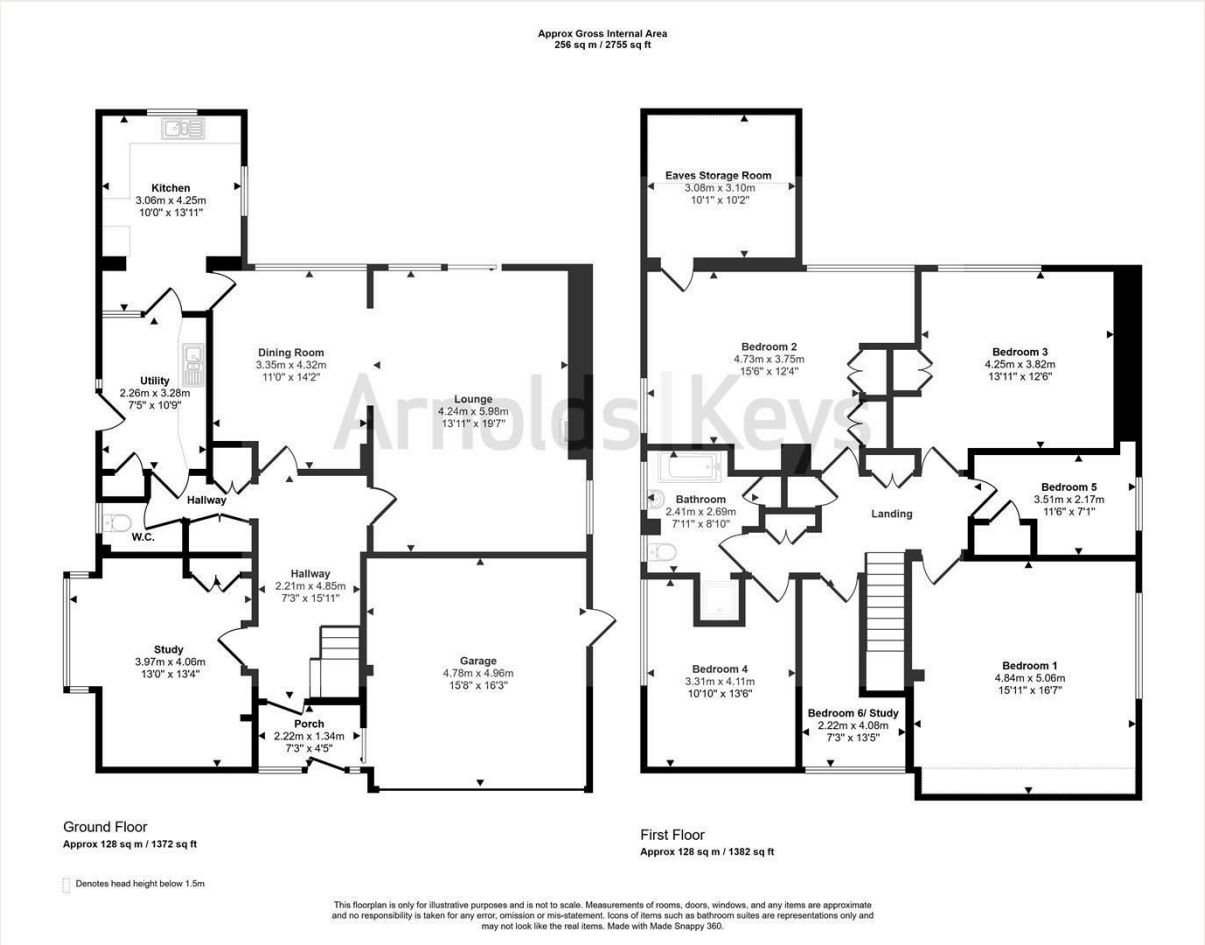
TENANTS NOTE
Note to potential tenants who intend to view the property; we would politely ask that you discuss with our staff the reason for the property being available to rent, before you make arrangements or plan a viewing appointment.

The landlord cannot offer a long term tenancy for this property.



Location

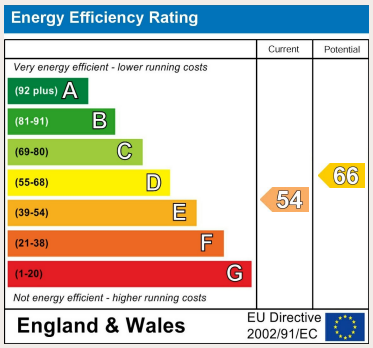
this property enjoys a rural setting with local amenities close by and easy access to the stunning North Norfolk coast, as well as the nearby towns of Cromer and North Walsham. What3words; ///tomb.croutons.confined











Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551