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NORWAY CRESCENT, DOVERCOURT



FOR RENT @ £1600pcm DEPOSIT £1800

- * DETACHED 4 BEDROOM SPLIT LEVEL HOUSE ***
- * LOUNGE * MODERN KITCHEN * DINING ROOM ***
- * BATHROOM * EN-SUITE * UTILITY ROOM ***
- * LARGE LEAN-TO CONSERVATORY * GAS C/H ***
- * UPVC DOUBLE GLAZING * DOUBLE GARAGE ***
- * OFF STREET PARKING * REAR GARDEN ***
- * AVAILABLE NOW * UNFURNISHED ***

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Steps to side of the house lead to the UPVC entrance door to first floor: -

Entrance Lobby	Tiled floor, UPVC door to: -
Hall	Radiator, tiled floor, inset lighting, stairs to lower floor, door to lounge, open to: -
Modern Kitchen	12'4 x 8'6 . Fitted light grey units comprising eye level cupboards with quartz work surfaces, base level cupboards & drawers under, 1½ bowl sink unit with mixer taps, tiled splash backs, built in double oven, gas hob & extractor hood, integrated dishwasher, microwave, full height fridge & freezer, vertical radiator, inset lighting, tiled floor, UPVC double glazed window to front.
Lounge	17'5 x 11'9 . UPVC double glazed window to front, 2 boxed radiators, LVT flooring, air-con unit, door to stairs leading up to: -
Second Floor Landing	Loft hatch, doors to all bedrooms & bathroom.
Bedroom 2	12' x 11' . UPVC double glazed window to rear, radiator.
Bedroom 3	10'10 x 8'9 . UPVC double glazed window to rear, radiator.
Bedroom 4	8' x 8'9 (5' min) . UPVC double glazed window to side, radiator, large airing cupboard.
Bath & Shower Room	7'9 x 5'6 (8'6 max) . White fully tiled suite comprising panelled bath, pedestal hand wash basin with chrome mixer tap, walk-in shower cubicle, chrome heated towel radiator, tiled floor, UPVC double glazed windows to side.
Ground Floor Hall	UPVC part glazed door to lean-to conservatory, tiled floor, stairs down to lower ground floor, door to Bedroom 1, open to: -
Dining Room	9'6 x 8'2 . UPVC double glazed window to rear, radiator, dado rail, laminate floor.
Bedroom 1	11'9 x 10'8 (13'5 max) . UPVC double glazed window to side, radiator, built in cupboard, door to: -
En-Suite Wet Room	8' x 7'9 . White suite comprising large shower area, close-coupled WC, vanity hand wash basin with chrome mixer tap & cupboard under, fully PVC boarded walls, chrome heated towel radiator, UPVC opaque double-glazed window to side.
Lean-To Conservatory	22' x 8'6 min . UPVC double glazed windows to side & rear, tiled floor, fitted seat, laminate floor, UPVC French doors to rear & side. Please note this room has a clear single glazed PVC roof & no heating.
Lower Ground Floor Hall	Doors to utility room, storage room & walk in storage cupboard.
Utility Room	9'6 x 8'2 . UPVC double glazed window to front, fitted eye level cupboards, work surfaces, base level drawers & cupboards, stainless steel single drainer sink with mixer tap, tiled splash backs, plumbing & space for washing machine, door to garage.
Storage Room	7'7 x 3'8 (3' min) .
Outside	To the front is a paved garden. Concrete drive providing off street parking leads to INTEGRAL GARAGE (17'6 x 12') with up & over type door, non-maintained fridge freezer can remain if required, gas meter, door to utility room. Steps & path to the side leading to rear garden, which is stepped & has a raised fishpond.
Council Tax	Band C: £1,928.87 pa (April 2025 – March 2026).

