

Aldreds
Lettings



2 Headley Drive, North Walsham, NR28 9ND

£1,695 PCM





2 Headley Drive

, North Walsham, NR28 9ND

- Four Double Bedrooms
- 30ft Living Room
- Garden / Parking
- Two Bathrooms
- Stunning Kitchen
- Gas Central Heating

Aldreds Lettings are delighted to offer this very well presented and highly individual detached executive family home tucked away in what must be one of North Walsham's most desirable locations. Conveniently situated close to local shops, restaurants, schools and the train station. The accommodation comprises of entrance hall, cloakroom, stunning kitchen complete with central island and range cooker, very large 30ft living room / dining room, quality conservatory, separate utility room, four double bedrooms, en-suite to main bathroom, enclosed private garden, garage space & private driveway parking, double glazing, gas central heating. Energy Rating C, Council Tax Band F, Pets considered, UNFURNISHED



Entrance Hall

Entrance porch leading to very impressive main entrance hall. Tiled floor, built in storage, glazed doors to living room, grand staircase to first floor.

Downstairs Cloakroom

White suite comprising WC and wash basin. Tiled floor, frosted window, radiator.

Living Room 30'10" x 14'1" (9.4 x 4.3)

Very large 30ft long living room, big front aspect window, feature fireplace with inset wood burner, tiled floor, glazed doors to conservatory.

Conservatory 10'9" x 8'10" (3.3 x 2.7)

Quality conservatory, tiled floor, doors to garden.

Kitchen 17'8" x 16'4" (5.4 x 5)

Stunning kitchen with ample worksurface including central island and storage. Appliances include range cooker, fridge/freezer, dishwasher, wine fridge and microwave. Tiled floor, inset spotlights, door to side aspect.

£1,695 PCM



Utility Room 10'9" x 7'6" (3.3 x 2.3)

Separate utility room, additional storage and sink unit, space and plumbing for additional appliances.

Bedroom 1 13'5" x 14'1" (4.1 x 4.3)

Master bedroom, front aspect window, range of built in wardrobes, TV point, radiator, door to en-suite shower room.

Bedroom 1 en-suite

Modern suite comprising double sized shower cubicle with 'rainfall' shower, WC and wash basin. Frosted window, radiator, tiled floor.

Bedroom 2 14'1" x 12'5" (4.3 x 3.8)

Second double bedroom, rear aspect window, range of built in wardrobes, TV point, radiator.

Bedroom 3 16'4" x 10'5" (5 x 3.2)

Third double bedroom, rear aspect window overlooking the garden. Radiator.

Bedroom 4 12'9" x 9'10" (3.9 x 3)

Fourth double bedroom, front aspect window, radiator.

Directions



Bathroom

Luxury bathroom suite comprising bath with shower over, WC and wash basin. Chrome heated towel rail, fully tiled walls and floor, inset spotlights, frosted window.

Garden

Fully enclosed private garden, large patio area, lawn area, well stocked borders and mature shrubs.

Garage & Parking

Garage storage (please note - not big enough for a car), private driveway parking for several cars.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

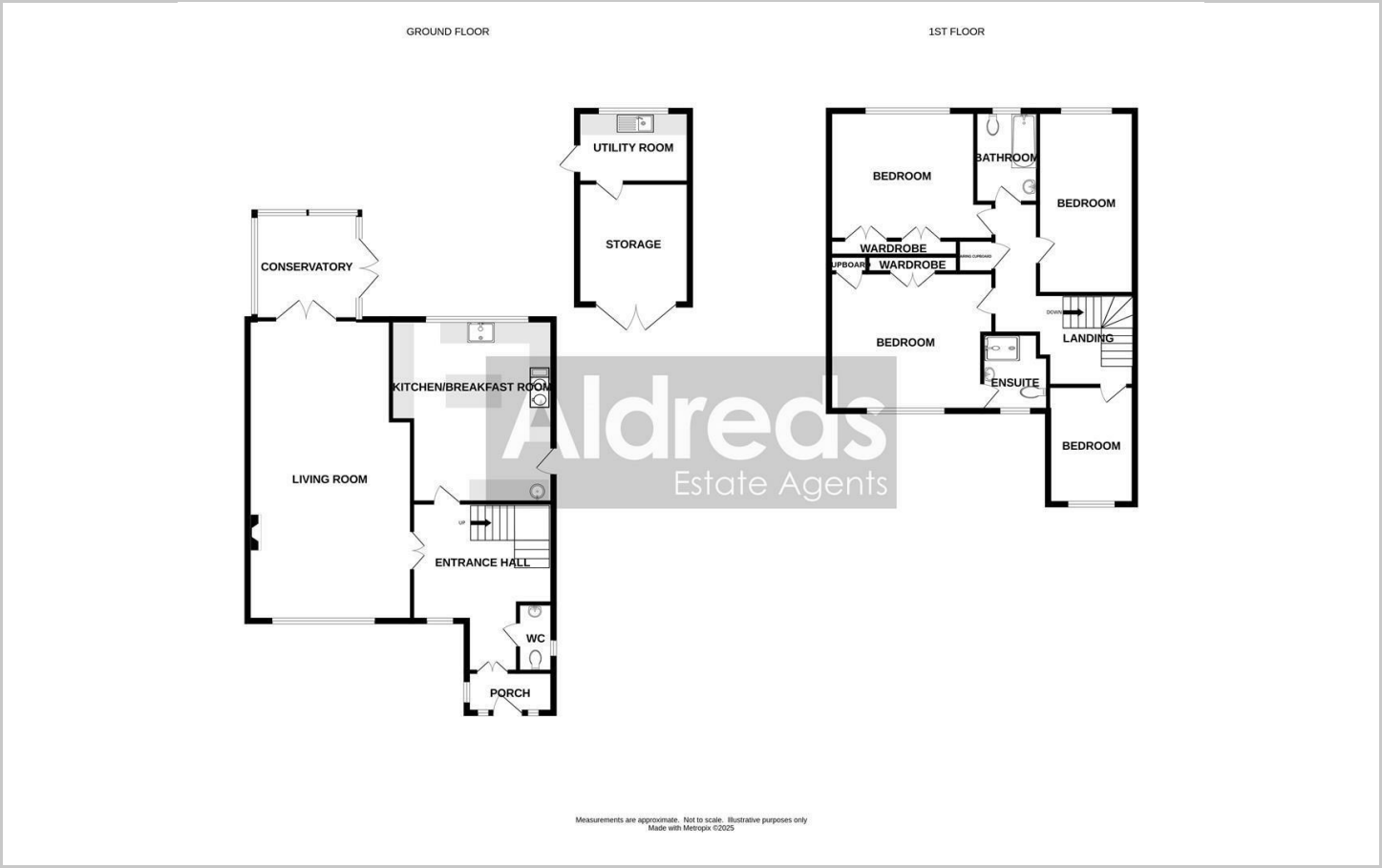
TERMS

NO SMOKING / PETS CONSIDERED

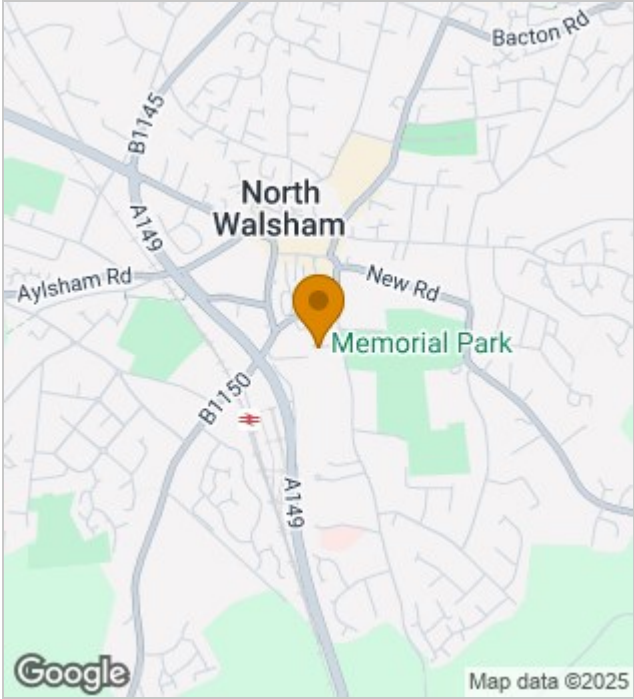
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

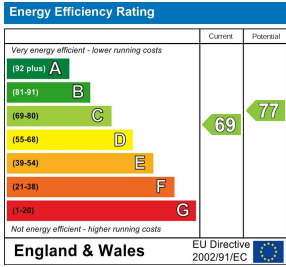
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.