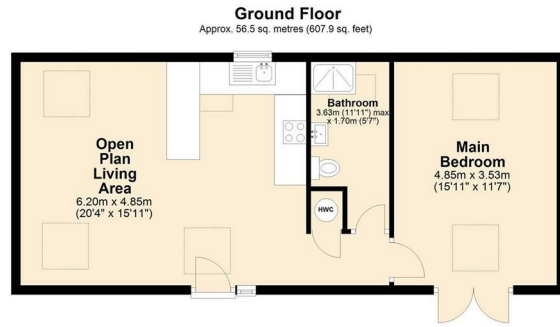




1 Grange Farm Barns | Rectory Lane | Norwich | NR9 3PF

£950 PCM





Total area: approx. 56.5 sq. metres (607.9 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Description

This one bedroom barn conversion offers the perfect blend of traditional charm and modern living. Designed with attention to detail, it features exposed beams, vaulted ceilings, and skylights that create a bright and characterful space.

The accommodation includes a spacious open-plan living area with a stylish kitchen fitted with grey units, an integrated oven and hob, and space for dining. The main bedroom is generously sized, with double doors opening onto the rear garden, while the modern shower room is fitted with a three piece suite. Outside, there is off-road parking within a residents' parking area and a low-maintenance, split-level garden with a patio. The property also benefits from oil-fired central heating and double glazing throughout.

Located on the edge of a popular village, the property offers easy access to local amenities and major road links, providing the convenience of modern living within a peaceful countryside setting.

Key features

- Contemporary One Bedroom Barn Conversion
- Features throughout include exposed beams, vaulted ceilings, and skylights
- Stylish kitchen with grey units and an integrated oven and hob
- Oil-fired central heating and double glazing throughout
- Low maintenance, split-level rear garden
- Open plan living area measuring approximately 15'11" x 20'4"
- Spacious 15'11" bedroom with double doors opening onto the garden
- Contemporary shower room featuring a three-piece suite
- Off-road parking available within a residents' parking area
- Available mid-December. Pets considered

Council Tax Band & Local Authority: A, South Norfolk
Deposit Required: £1,096

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

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