



Netherfield, Sharrington

Independent Estate Agents

Pointens

The Property

The property offered for let is a pretty semi detached period country cottage situated in a much favoured village just three miles from the Georgian market town of Holt. Recently fully re-furbished to an exceptionally high standard retaining many of the period features the property now offers two reception rooms, and three bedrooms. Other benefits include sealed unit double glazing and oil fired central heating. Outside there are good size gardens to the rear of the cottage and off street parking.

Location

Sharrington is a pretty village with some limited amenities to include a historic Church and a thriving village hall. Around three miles away is the fine Georgian town of Holt. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the A148 to Fakenham, after around 3 miles turn left where sign posted Sharrington village hall. Take the next left hand turning also sign posted to the village hall. Well cottage will be found on the left after around 100 yards.

The accommodation comprises:

Entrance Porch

Coat pegs.

Sitting Room (20'10 x 12'9 double aspect)

Red brick fireplace, two radiators, television point, Oak flooring. Staircase to first floor.

Kitchen (12' 9 x 7'6)

Range of fitted base units with work surfaces over. Inset 1 1/2 bowl sink unit with mixer tap over. Fitted electric oven, surface hob and extractor fan. Tiled splashbacks. Radiator, fitted washing machine and fridge, tiled splashbacks, wall units, tiled floor.

Dining Room (14' 3 x 11')

Two Radiators, oak floor.

Bedroom (12 x 11' double aspect)

Radiator.

Rear Hall

Door to rear garden, cupboard, tiled floor.

Shower Room

Walk-in shower, wc, vanity unit and wash basin, heated towel rail. Tiled floor and walls.

First Floor Landing

Leading to:

Bedroom Two (13 x 12'10)

Radiator.

Bedroom Three (13' x 8'6 double aspect)

Radiator, fitted wardrobe.

Bathroom

Panelled bath, wc, pedestal washbasin, radiator. Airing cupboard, and an additional cupboard.

Curtilage

To the front of the property there is a shingled parking area. Also to the front is a paved patio area, a cupboard housing the oil fired boiler for central heating and domestic hot water, garden shed. The private rear garden is laid to lawn, there is a wooden garden shed. And all is enclosed with mature hedging.

General Information

Rent: £1200 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy.

Damage Deposit: £1384 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £276 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available from the 15th December 25.

Term of tenancy: 6/12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313450.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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