



**HIGH STREET**

NORTHWOLD, NORFOLK, IP26 5LA

**£1,250 PCM**

**Chilterns**



# HIGH STREET

NORTHWOLD, NORFOLK, IP26 5LA

Chilterns

A unique opportunity to rent this charming period residence having undergone an extensive programme of refurbishment to include the installation of a new kitchen and bathroom suite along with new flooring. The property offers comfortable accommodation including 3/4 bedrooms and a separate lounge and dining room and is pleasantly situated within the sort after Norfolk village of Northwold.

**SITUATION & LOCATION** A unique opportunity to rent this charming period residence pleasantly situated within the sort after Norfolk village of Northwold. The property offers comfortable accommodation including 3/4 bedrooms and a separate lounge and dining room. Having undergone an extensive programme of refurbishment, the property now enjoys quality fixtures and fittings throughout and include the installation of a new kitchen and bathroom suite as well a new wood burning stove in the Dining Room.

Enjoying a pleasant non-estate position within the village and its own formal front garden and enclosed rear garden there is in addition a large area of amenity land at the rear shared between numbers 45, 47,49 & 51 High Street. This leads down to the river and is to be enjoyed by all the residences who may wish to plant a vegetable garden etc.

Northwold is a Norfolk village containing all the usual village amenities including a public house; primary school; a social club and church. The town of King's Lynn, with its range of shopping facilities, lies approximately 19 miles to the North and the market towns of Brandon and Thetford are located to the South, 7 and 12 miles respectively.







### ENTRANCE HALL

Tiled floor, electric heater, staircase to basement, staircase to first floor.

### LOUNGE 13' 1" x 12' 7" (3.99m x 3.85m)

Wood flooring, electric heater, fireplace, storage cupboard, sash window.

### DINING ROOM 13' 8" x 15' 11" (4.17m x 4.86m)

Wood flooring, wood burner, electric heater, sash window.

### KITCHEN/BREAKFAST ROOM 16' 0" x 14' 4" (4.90m x 4.37m)

Range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit, built in electric oven and hob with extractor hood over, cushion flooring, plumbing for automatic washing machine, electric heater, door to rear garden

### BATHROOM 7' 1" x 8' 4" (2.17m x 2.55m)

White suite comprising of panelled bath with separate shower cubicle, WC, wash hand basin with vanity storage beneath, cushion flooring, heated towel rail, dual aspect frosted glazed windows.

### STAIRCASE LEADING FROM HALLWAY TO FIRST FLOOR

### LANDING

Fitted carpet.

### BEDROOM 1 14' 0" x 16' 0" (4.27m x 4.89m)

Fitted carpet, electric heater, built-in wardrobe cupboard, window.

### EN SUITE CLOAKROOM

With wc and pedestal wash basin







**BEDROOM 2** 10' 3" x 9' 4" (3.13m x 2.86m)

Cast iron fire place, fitted carpet, airing cupboard with insulated copper cylinder and immersion heater.

**BEDROOM 3** 13' 2" x 8' 0" (4.03m x 2.44m)

Fitted carpet, electric heater, sash window.

**BEDROOM 4/BOXROOM** 8' 11" x 8' 0" (2.72m x

2.46m) Fitted carpet, electric heater, double glazed window, built in storage cupboard.

**OUTSIDE**

The front garden is lawned and enclosed by some walling and neat privet hedging. A private driveway at the side of the property provides shared vehicular access to the rear.

There is an open area of shared amenity land with views across open fields and farm land. This area of land leads down to a small stream and is maintained between the residences and used as further garden area. Number 49 benefits from a carport as well as the use of a timber and pantiled outbuilding. Directly to the rear of the property is an area of formal garden, this is enclosed by fencing and chiefly lawned with a paved patio area.

**SERVICES**

Mains electric and water.

Private drainage.

Electric heating and additional fireplace/wood burner's

**EPC RATING**

Band E

**COUNCIL TAX BAND**

Band D











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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