



Total area: approx. 279.1 sq. metres (3004.6 sq. feet)

OUTSIDE To the front is a five-bar gate opening to a gravel drive, which runs down to a beautifully made twin cart shed plus wooden garage. A stunning, well-maintained front garden features mature trees, plants and lawn. The garden continues round both sides of the property and links to the rear garden. There are 2 patio areas, one accessed via the bi-fold doors from the kitchen/dining room with external lighting and speakers. A generous paddock and vegetable patches add to the appeal.

AGENTS NOTE Please be advised 1 acre of the garden is rented to the landlord from a neighbouring property. This is included within the let property but could be subject to change.

DIRECTIONS From the Norwich direction, take the exit on the A11 signposted for Spooner Row. Follow Wymondham Road, continuing on Chapel Road and Bunwell Road. Turn left onto Besthorpe Carr, signposted Black Carr, where the property is the first on the left-hand side.

LOCAL AUTHORITY Breckland

COUNCIL TAX BAND E

Energy Efficiency Rating Current D 64 Potential C 71



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

This stunning property has the perfect blend of character, contemporary styling and a luxury finish. The property benefits from 5 bedrooms; 4 generous doubles with the main bedroom enjoying an en-suite, dressing room and a balcony! Featuring a wonderful open plan kitchen/dining space with expansive island, wood burner and bi-fold doors to one of the patios plus 3 other reception rooms. Driveway parking plus double cart shed and garage add to the appeal of this impressive home.

Blackcarr
Besthorpe | Norfolk | NR17 2LP

£2,600 pcm

Impressive 5 bedroom detached house in a plot of approx. 1.5 acres

37'10 max. triple aspect, open plan kitchen/dining space with 'L' shaped island and bi-fold doors

3 receptions room including a 16' living room with bay window

Main bedroom with generous en-suite, dressing room and a balcony

Ground floor WC and first floor family bathroom and 2 en-suites

Oil fired central heating including underfloor heating plus double glazing

Off-road parking plus twin cart shed and a wooden garage

Beautiful wrap around garden with numerous seating areas plus paddock

Within easy reach of Attleborough and Wymondham

Available now!

