

# HARDIMANS



28 Noel Close  
Hopton, Norfolk. NR31 9RT

**£1,275 PCM**





# 28 Noel Close

Hopton, Norfolk. NR31 9RT

Nestled in the tranquil setting of Noel Close, Hopton, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 969 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you find yourself in a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a walk-in wet room, ensuring ease of access and comfort for all residents. Additionally, the charming conservatory extends the living space, allowing you to enjoy the picturesque views over the surrounding fields, creating a serene backdrop for your daily life.

The property is set on a generous plot, featuring a large garden that offers ample outdoor space for gardening, play, or simply enjoying the fresh air. For those with vehicles, there is convenient parking available for up to three cars, along with 2 large shed for additional storage.

**AFFORDABILITY**  
PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £ 3,000.00 or provide a UK based home owning guarantor.

**FRONT**  
Open plan front aspect with parking for 2 vehicles, gate to rear, door to:

**L-SHAPED ENTRANCE HALL**  
fitted carpet, phone point, radiator, airing cupboard with boiler.

**CLOAKROOM**  
ceramic tiled floor, fully tiled walls, low level w.c., corner wash basin, UPVC window radiator.

**LOUNGE**  
19'7" x 13'1" (5.97m x 3.99m)  
fitted carpet, TV point, Phone point, 2 radiators, UPVC window, glazed hardwood door & side window to:

**CONSERVATORY**  
11'9" x 8'0" (3.58m x 2.44m)  
fitted carpet, aluminium construction with glazed sides, doors & roof, external lights & power socket.

**KITCHEN**  
10'3" x 10'0" (3.12m x 3.05m)  
U-shaped wood effect wall and base units, laminate work top, inset stainless steel sink, tiled splashbacks, vinyl floor, recess' for fridge freezer, washing machine, dishwasher, electric cooker with stainless steel extractor hood over, UPVC windows to 2 aspects, radiator.

**SHOWER ROOM**  
Walk in wet room with non slip floor, electric shower, pedestal wash basin, wall mirror, shaver point, towel rail radiator, UPVC window.

**BEDROOM 1**  
11'5" plus wardrobe space, x 8'7" (3.48m plus wardrobe space, x 2.62m)  
fitted carpet, UPVC window, radiator. Extensive range of fitted bedroom furniture to include: bedside units & fitted headboard, pedestal dressing table with mirror over, triple wardrobes.

**BEDROOM 2 / DRESSING ROOM**  
10'3" x 7'2" (3.12m x 2.18m)  
fitted carpet, UPVC window, radiator, fitted wardrobe with overbed cupboards and concealed hanging rail if you prefer to use this room as a dressing room.

**BEDROOM 3**  
10'4" x 7'2" (3.15m x 2.18m)  
fitted carpet, UPVC window, radiator.

**GARAGE**  
Up and over door, power & light.

**GARDEN**  
This beautiful well established garden would be best suited to a keen gardener who will appreciate the mature shrubs, fruit trees and extensive wrap around lawn and views over the countryside to the rear. 2 timber and felt roof shed, bin storage area, composting bin, outside tap, gate to front driveway.

**FEES PAYABLE**  
RENT: £1275.00 / DEPOSIT: £ 1471.00  
HOLDING DEPOSIT: £294.00

**MATERIAL INFORMATION**  
This property has:  
Mains Gas, Electric, water & sewerage  
Flood Risk Info: Very Low  
\* Broadband: FFTP Gigabit 1000mbps available  
\* Mobile: EE, 3, Vodafone, O2 likely - Variable in-home, good outdoor  
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.







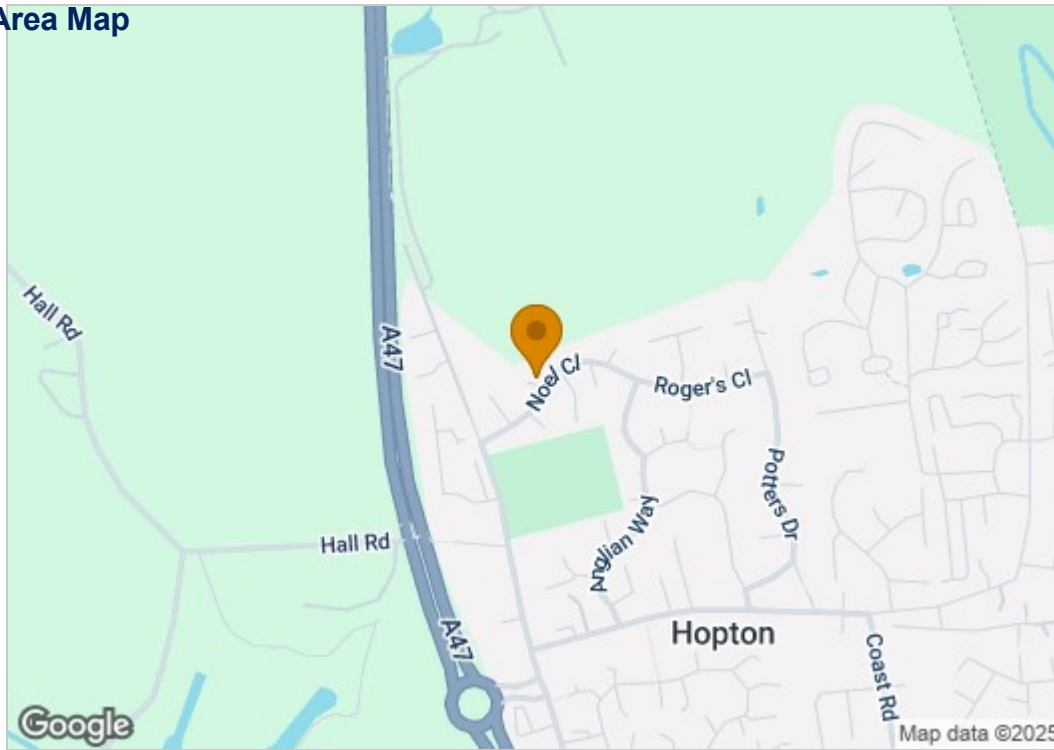
## Viewing

*Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.*

**Hardimans Limited,  
134 London Road North,  
Lowestoft, Suffolk NR32 1HB  
01502 515999  
[lettings@hardimans.co.uk](mailto:lettings@hardimans.co.uk)**



## Area Map



## Terms of Business

**VIEWINGS:** will be carried out strictly by appointment only

**APPLICATIONS:** must be completed for each person over 18 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- d) Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

**ACCEPTANCE:** Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

**AGREEMENT:** An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

**UTILITIES:** Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

**HOLDING DEPOSIT:** A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

**RENT:** One month's rent is payable as cleared funds before any keys can be handed over.

**DEPOSIT:** The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

**PETS:** Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	84

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	