

TO LET

£1,100 PER CALENDAR MONTH

Little Hautbois Road, Norwich, NR10 5JH

Arnolds | Keys









THE PROPERTY

Little Hautbois Road, Norwich, NR10 5JH

DEPOSIT FREE OPTION AVAILABLE Located in the picturesque village of Lamas, this newly decorated semi-detached home enjoys stunning countryside views and offers spacious, versatile accommodation throughout.

The property comprises an entrance hallway, utility room, generous kitchen / dining room, comfortable lounge and a family bathroom fitted with a shower over the bath. There are 3 well-proportioned bedrooms, providing flexible living space suitable for families, couples or those working from home.

Surrounded by beautiful Norfolk countryside, Lamas offers a tranquil rural setting whilst remaining within easy reach of local amenities. Scenic riverside walks can be enjoyed nearby, and the popular village of Coltishall is just a short drive away, offering a range of shops, pubs and everyday conveniences.

Externally, the property benefits from a substantial front garden and private driveway providing ample off-road parking. To the rear is garden with lawn and patio area, ideal for enjoying the outdoor space, together with a useful external storage room.

Further benefits include oil-fired central heating and full double glazing throughout.

EPC Rating - E. Council Tax Band – B.

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THE DETAILS

Property Details

Entrance Hallway
Newly decorated, new vinyl, radiator.

Utility Room
Newly decorated, new vinyl, plumbing for washing machine.

Bathroom
Newly decorated, new vinyl, white suite comprising bath with electric shower over, pedestal wash basin and low level WC

Kitchen/ Dining Room
Newly decorated, new vinyl, new carpets, a range of wooden base and wall units, space uPVC double glazed window, radiator, built-in airing cupboard.

Pantry
Carpet, uPVC double glazed window, built in shelving.

Lounge
Newly decorated, new carpet, decorative fireplace (not to be used), uPVC double glazed window, radiator, under stairs cupboard.

Stairs and Landing
Newly decorated, new carpets, uPVC double glazed window.

Bedroom One
Newly decorated, new carpet, uPVC double glazed window, radiator, built in cupboard.

Bedroom Two
Newly decorated, new carpet, uPVC double glazed window, radiator.

Bedroom Three
Newly decorated, new carpet, uPVC double glazed window.

Outside
The property is approached by a generous front garden with ample parking, outdoor storage shed, back garden with lawn and patio.

The deposit for this property is £1269

EPC Rating E. Council Tax Band B - Broadland Council

All water and electric available or connected. Private drainage. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

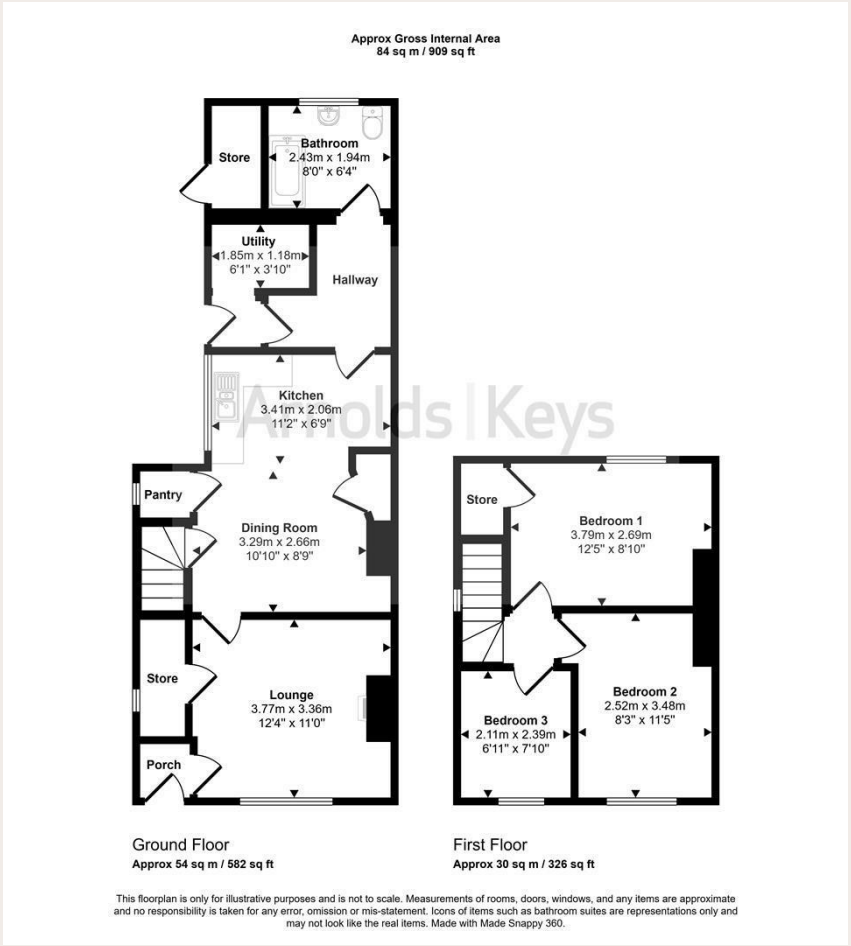
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £253.84. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s) withdraw from the proposed tenancy, fail a right to rent check, provide false or



Location

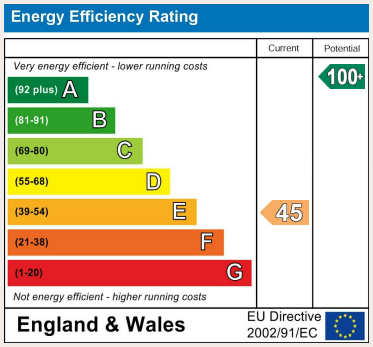
The property is set in a rural location with beautiful countryside on the doorstep. The nearby villages of Buxton and Coltishall provide a range of amenities, whilst Norwich is easily accessible for commuters. what3words - dressings.alcove.thank











Contact Us

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