



TO LET

£1,395 PCM

Lyngate Road, North Walsham, NR28 ONE

Arnolds | Keys



THE PROPERTY

Meadowside Cottage Lyngate Road, North Walsham, NR28 ONE

A semi-detached Cottage style property standing in an idyllic location as part of this small development of barn conversions and cottage properties, set amongst an 84 acre private estate of which the larger part is available as amenity land for the use of the residents. This includes fields and woodland for leisure and dog walking.

Situated on the outskirts of North Walsham, the property enjoys a rural setting yet is within easy reach of all that this popular market town has to offer including Sainsburys, Lidl and Waitrose supermarkets, restaurants and a variety of shops. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. North Walsham offers excellent public transport with both bus and rail services available. A regular train service operates from North Walsham station to the highly popular North Norfolk Coast or to Norwich where there are onward connections to London Liverpool Street.

Accommodation includes an entrance hall, kitchen / breakfast room, lounge / diner, conservatory, cloakroom, 3 bedrooms, en suite and balcony to principal bedroom and family bathroom.

Front and rear gardens, garage and useful outbuildings.

EPC Rating D . Council Tax Band D - North Norfolk District Council.



A 3 bedroom semi-detached Cottage style property with lounge / diner, kitchen / breakfast room and balcony off the main bedroom.



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3



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THE DETAILS

Property Details

ENTRANCE HALL

Vinyl flooring, radiator and stairs to first floor with cupboard under.

LOUNGE / DINER

Fitted carpet, 2 radiators, brick fireplace with electric fire, shelved alcoves and double doors to conservatory.

KITCHEN / BREAKFAST ROOM

A Kestrel fitted kitchen with base and wall units, wood work top, inset sink, oven and integrated dishwasher.

Breakfast area with pament floor and radiator.

CLOAKROOM

Wash basin and WC.

CONSERVATORY

Pament flooring, radiator and double doors to garden.

FIRST FLOOR LANDING

Fitted carpet

BEDROOM

Dressing area leading into bedroom.

Bedroom with fitted carpet, 2 radiators and double doors to balcony with elevated views.

ENSUITE

Bath with shower over, wash basin and WC.

BEDROOM

Fitted carpet and radiator.

BEDROOM

Fitted carpet and radiator. Built in cupboard.

SHOWER ROOM

Double shower cubicle, WC and wash basin. Boiler cupboard.

UTILITY ROOM

Butler sink.

TENANTS NOTE

The deposit for this property is £1609.

EPC Rating D . Council Tax Band D - North Norfolk District Council.

Mains water and electric available or connected. Private drainage system. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

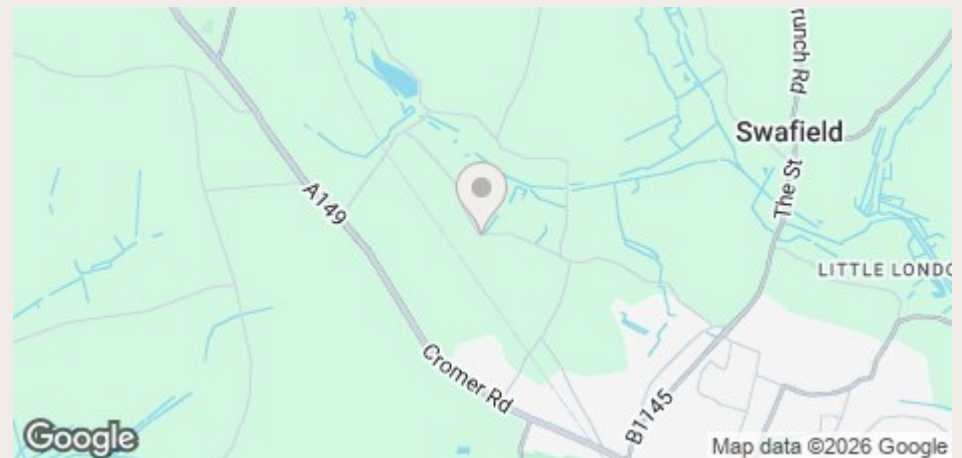
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

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.

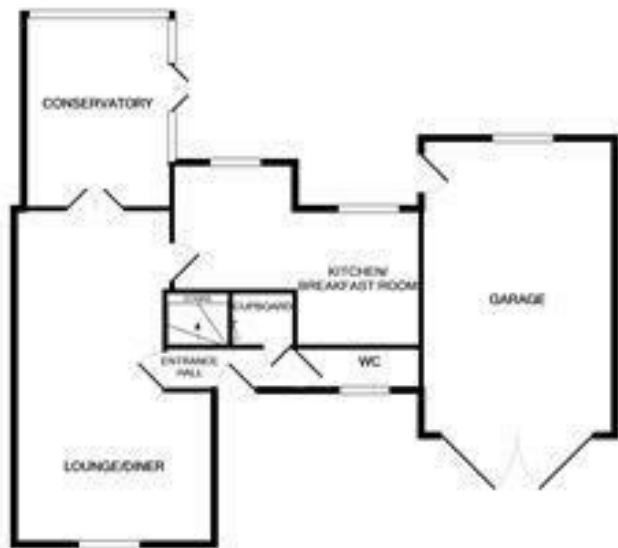
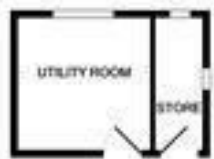
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for

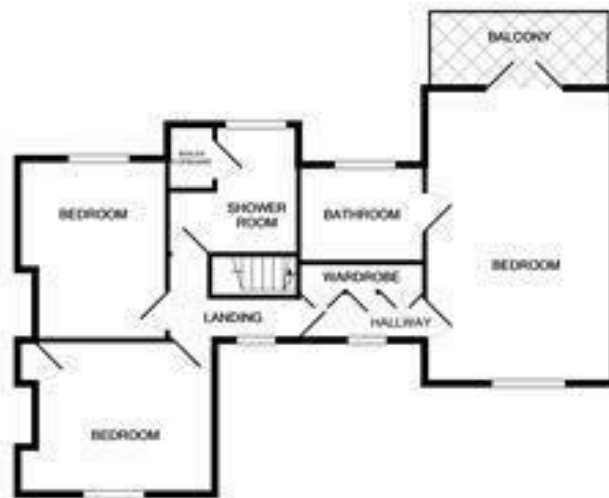


Location

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GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
made with floorplan software



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		