TOWN STREET

NORWICH, NR12 0AY

£1,595 PCM

A three bedroom detached cottage situated in the Broads village of Hickling. Comprising Lounge/Diner, Kitchen, Utility Room, Cloakroom, Conservatory, 3 Bedrooms, En-suite Shower Room, Bathroom, Private Garden, Garage & Off Road Parking. Unfurnished & Available January 2026. Call Henleys to view.

HENLEYS

Residential Sales & Lettings

TOWN STREET

• Detached Cottage • Lounge/Diner • Kitchen, Utility Room • Conservatory • Three Bedrooms • Bathroom, En-suite Shower Room & Cloakroom • Private Garden • Garage & Off Road Parking • Unfurnished & Available January 2026 • Call Henleys to view

UTILITY ROOM

Wooden entrance door, wooden framed double glazed window to the side aspect, range of base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, storage cupboard, wall mounted oil fired radiator, floor standing oil fired boiler, vinyl type flooring, ceiling inset spotlights, doors to WC and Kitchen.

CLOAKROOM

Wooden framed double glazed window to the side aspect, close coupled dual flush WC, pedestal wash hand basin, tiled effect vinyl type flooring.

KITCHEN

Wooden framed double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset sink and drainer unit with stainless steel mixer tap over, space and plumbing for washing machine, space for under counter fridge, inset electric hob with extractor hood over, built in electric double oven and grill, wall mounted oil fired radiator, feature wall with exposed brick and flint, tiled splash backs, tiled effect vinyl type flooring, ceiling inset spotlights, door to Lounge.

LOUNGE/DINER

Spacious Lounge/Diner with wooden framed double glazed windows to the front aspect, large brick built inglenook fireplace with inset wood burner, wall mounted oil fired radiators, TV aerial point, satellite TV point, telephone point, carpeted flooring, stairs rising to the first floor, door to Conservatory.

CONSERVATORY

Wooden framed double glazed windows to front and side aspects, wall mounted oil fired radiator, tiled effect flooring, power and light connected, wooden framed double glazed patio doors to garden.

STAIRS AND LANDING

Stairs rising from the ground floor, roof windows to the rear aspect, carpeted flooring, doors to Bedrooms 1, 2, 3 and Bathroom.

BEDROOM 1

Wooden framed double glazed window to the front aspect, Tv aerial point, telephone point, wall mounted oil fired radiators, carpeted flooring, door to En-Suite.

ENSUITE SHOWER ROOM

Obscure wooden framed double glazed window to the front aspect, corner shower cubicle, pedestal wash hand basin, close coupled dual flush WC, wall mounted oil fired radiator.

BEDROOM 3

Wooden framed double glazed window to the front aspect, TV aerial point, telephone point, wall mounted oil fired radiator, large exposed brick chimney breast, carpeted flooring.

BATHROOM

Obscure wooden framed double glazed windows to the front aspect, bath with wall mounted shower over,

pedestal wash hand basin, close coupled dual flush WC, wall mounted oil fired radiator, wood effect laminate type flooring.

BEDROOM 2

Wooden framed double glazed windows to the front and side aspects, TV aerial point, telephone point, wall mounted oil fired radiator, carpeted flooring.

GARAGE

With up and over garage door, window to the rear aspect, power and light connected.

OUTSIDE

The property is approached via a shingled driveway providing off road parking for 2-3 cars and access to the single garage. A paved path leads down the side of the garage to the patio area and entrance door.

The private garden runs alongside the driveway and continues along in front of the house. The garden is mainly laid to lawn with patio area and mature plants, trees and shrubs.

TENURE

The initial tenancy offered for this property is 12 months then continuing on a monthly basis.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Tenants with pets may be considered.

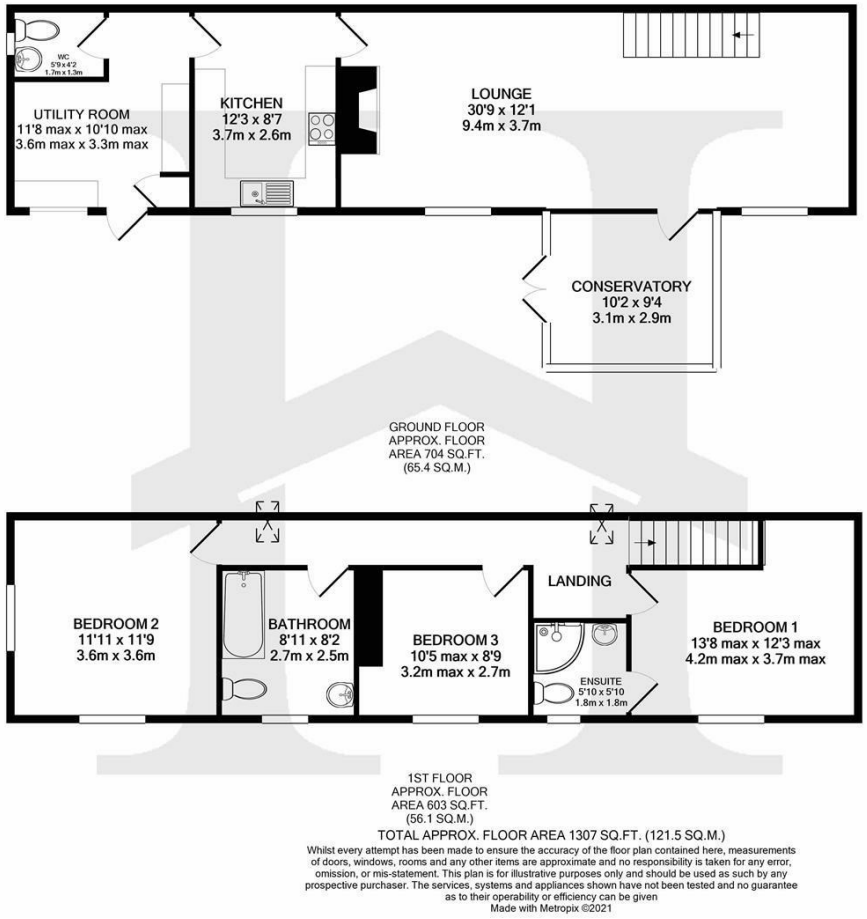
FEES & DEPOSITS

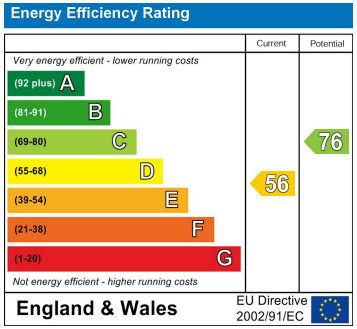
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £368.07 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,226.93) along with the deposit of £1,840.38 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

CONIFERS TOWN STREET





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements