



Gersham, Suffield

Independent Estate Agents

Pointens

The Property

The property offered for rent is a well appointed, mid-terrace character cottage situated in an enviable rural location convenient for both the coast and the county city of Norwich. In good condition throughout, the accommodation offered briefly comprises a sitting room, dining room and a well fitted out kitchen. Rear hall and a bathroom. A first floor landing leads to two good size bedrooms. The property also has the benefit of UPVC sealed unit double glazed windows and doors and oil fired central heating throughout. Outside, there is a rear garden with a useful dry outbuilding and off street parking.

Location

Suffield is a small, rural hamlet surrounded by very attractive part wooded countryside and is around 5 miles from the market towns of Aylsham, North Walsham and Cromer and within easy distance of the North Norfolk coast, designated as an Area of Outstanding Natural Beauty which offers a wide diversity of beaches and opportunities for sailing, bird watching, fishing and a variety of links golf courses. There are an abundance of facilities within a ten mile radius of the village to include the National Trust properties of Blickling, Felbrigg and Sheringham Park and Stately Homes at Wolterton and Mannington Hall (with events and walks open to the public). Alby Crafts centre and Gallery, Bure Valley Railway, the Bittern Lane, Weavers Way and many other walks. Wroxham Barns, Children's Farm and Craft centre and, of course, the Norfolk Broads at Wroxham. The county city of Norwich is around 15 miles distant with a fast train service to London Liverpool Street and an international airport via Schipol, Amsterdam.

Directions

Leave Cromer on the A149 Norwich road. After around 1 mile take the right hand turning signposted Norwich 19 miles and Aylsham 9 miles. Proceed into the village of Roughton and at the mini roundabout proceed straight over towards Norwich on the A140. After a further 2 miles take a left hand turning signposted Suffield, The Green (White Post Road). Continue for around 1 mile and at the Gatehouse to Gunton Park follow the road round to the right hand side. Go through the trees and take the next right turning signposted Banningham and Colby. At the next T junction turn right. Gersham will then be found situated on your left hand side, after around 50 yards.

The accommodation comprises:

UPVC door leading to:

Sitting Room (15'3 x 14')

Under stair shelved cupboard, fitted cupboard, radiator.

Dining Room (15' x 9')

Staircase to first floor, radiator, wooden parquet flooring.

Kitchen (9' x 10'5)

Extensively fitted out with a range of base units with working surfaces over. Inset stainless steel sink unit. Re-circulating hood over. Plumbing for automatic washing machine, radiator. Tiled splashbacks. Range of matching wall units.

Rear Hall

Cupboard housing oil fired boiler for central heating and domestic hot water. Door to rear garden.

Bathroom

Wc, pedestal wash basin, panelled bath with mixer tap and shower attachment.

First Floor Landing

Shelved cupboard.

Bedroom One (14'9 x 9'6)

Two fitted cupboards, radiator.

Bedroom Two (15'4 x 9')

Radiator.

Curtilage

To the rear of the property is a back garden which is mostly laid to lawn. Inset flower and shrub beds, a patio area and a useful dry brick and tile outhouse 9'6 x 9'6). Also to the rear of the property is an allocated car parking space.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employment of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.

General Information

Rent: £795 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £917.00 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £200 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Dogs will be considered.

Availability: This property is available from 1st February 2026.

Term of tenancy: Initially 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313461L.

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