



## 35 Brick Kiln Road, Fakenham, Norfolk, NR21 8QB

£1,500 Per Calendar Month

- Delightful Modern Detached House Presented In Excellent Order
- 4 Bedrooms
- Well Fitted Kitchen / Breakfast Room
- Ample Parking and Good Size Single Garage
- EPC Rating A
- 3 Reception Rooms
- En Suite, Family Bathroom, Jack and Jill Shower Room and Cloakroom
- Good Size Rear Garden
- Gas Central Heating, uPVC Double Glazing and photovoltaic Solar Panels

# 35 Brick Kiln Road, Fakenham NR21 8QB

Built in 2020 and nestled on Brick Kiln Road on the northern outskirts of Fakenham, this delightful superbly presented modern detached house offers a perfect blend of comfort and space for family living. With 4 well-proportioned bedrooms, an ensuite, family bathroom and jack and jill shower room, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by 3 inviting reception rooms, each providing a versatile space that can be tailored to your needs. There is a good size well fitted kitchen / breakfast room with French doors giving direct access to the rear garden.

The property boasts ample parking for 3 vehicles in tandem on the drive and leads to a good size single garage.

The accommodation benefits from gas fired central heating, uPVC double glazed windows and has solar photovoltaic panels, all helping the property achieve an impressive A rated EPC.

The landlords will require vacant possession of this property by April 2027.



Council Tax Band: E



Fakenham is a popular market town ideally located for access to the delightful coastal areas of North Norfolk and also for access to Norwich and Kings Lynn. The town offers a diverse range of amenities including schools for all ages, recreational facilities, medical centre and public transport.

### **ENTRANCE HALL**

Entrance door, fitted carpet, radiator and stairs to first floor with good storage under.

### **LOUNGE**

15'8" x 13'9" max

Double doors from the hall lead to this delightful room with fitted carpet, two radiators, uPVC window to side and French doors to the rear garden.

### **DINING ROOM**

10'9" x 9'10"

Fitted carpet, radiator and uPVC window.

### **STUDY**

9'7" x 6'5" max

Fitted carpet, radiator and uPVC window. Fitted desk unit, storage cupboards and shelving.

### **KITCHEN / BREAKFAST ROOM**

14'3" x 12'7" max

A very well fitted room with comprehensive range of shaker style base and wall units, ample work surfaces and inset white ceramic sink. Radiator, vinyl flooring, uPVC window to side and French doors to rear garden.

### **CLOAKROOM**

Wash basin and WC.

### **FIRST FLOOR LANDING**

Fitted carpet, radiator and built in cupboard housing hot water cylinder.

### **BEDROOM**

14'11" x 10'7" max

Fitted carpet, range of fitted wardrobes, chest of draws and freestanding bedside cabinets. Radiator and uPVC window. Door to ensuite.

### **ENSUITE**

Shower room with cubicle, vanity unit with wash basin, WC. Towel rail / radiator.

### **BEDROOM**

11'6" x 9'10"

Fitted carpet, radiator and uPVC window. Door to jack and jill shower room.

### **JACK N GILL SHOWER ROOM**

Room serving bedrooms 2 and 3. Shower cubicle, wash basin and WC.

### **BEDROOM**

9'10" x 9'6"

Fitted carpet, radiator and uPVC window. Door to jack and jill shower room.

### **BEDROOM**

Fitted carpet, radiator and uPVC window.

### **FAMILY BATHROOM**

White suite comprising bath, wash basin and WC.

### **OUTSIDE**

Front garden with low hedging and shrubs. Pedestrian gate and path to front door.

Brick weave drive to side with space for 3 cars in tandem and leading to good size single garage.

Garage 23' x 10'9".

Rear garden with large paved patio, lawn and shrubs and plants.

### **TENANTS NOTE**

The deposit for this property is £1730.

EPC Rating A. Council Tax Band E - North Norfolk District Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) or [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

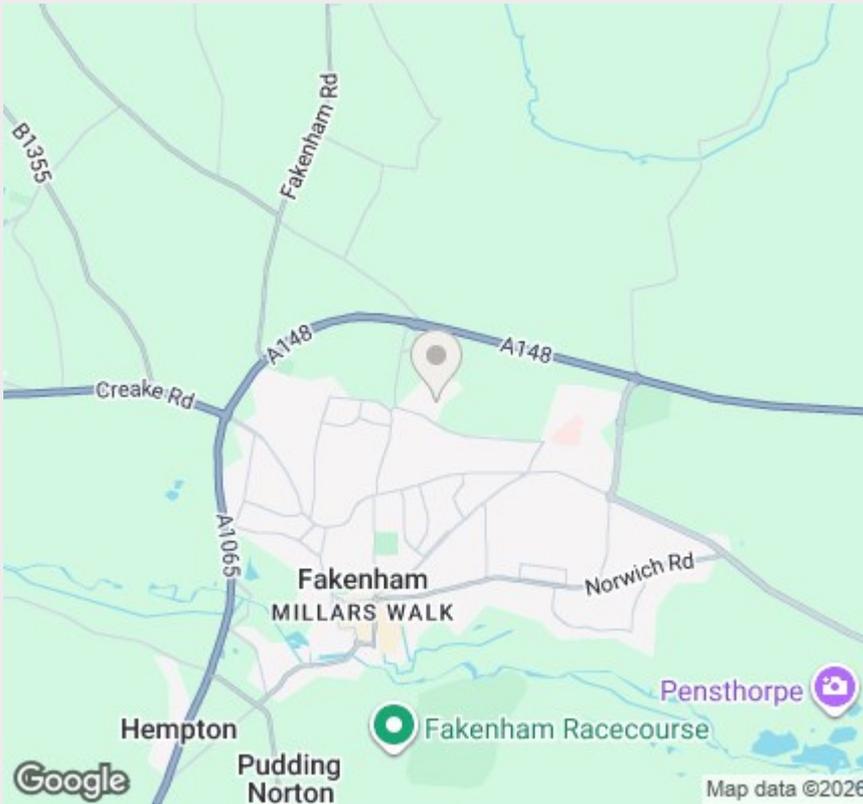
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please 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 omission 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 £346.15. 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 misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



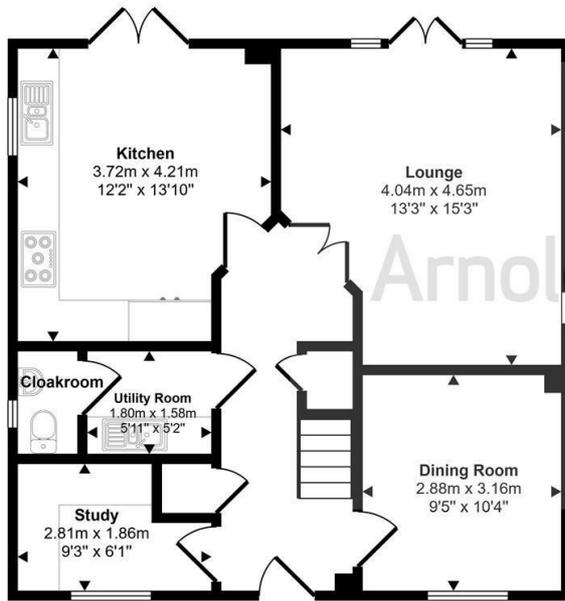
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

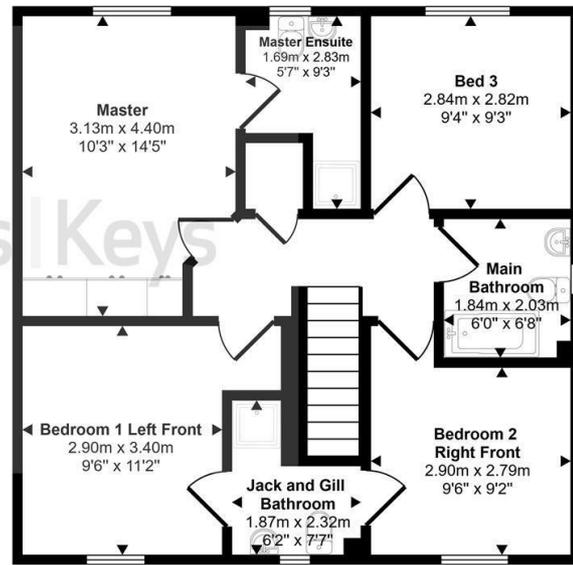
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>96</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Approx Gross Internal Area  
126 sq m / 1356 sq ft



Ground Floor  
Approx 63 sq m / 675 sq ft



First Floor  
Approx 63 sq m / 681 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

