



4 Warren Road, High Kelling

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Independent Estate Agents

Pointens

The Property

The property offered for let is a very spacious detached three bedroom bungalow situated in this much favoured North Norfolk wooded village. Recently re-furnished to an exceptionally high standard the accommodation comprises an entrance hall, a double aspect sitting room a well fitted out kitchen, cloakroom, three good size bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and Upvc double glazed windows and doors. Outside, there is a shingle drive leading to a garage with a utility room. There are front gardens and private south facing rear garden.

Location

High Kelling is a small, part wooded village. Amenities include a village shop and Post Office, a doctor's surgery and chemist, a village hall offering many activities, and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School which is located very close to High Kelling. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt via the old Cromer Road. Proceed past Gresham's Schools and at the T junction turn right to Cromer. After around 1/4 mile turn left sign posted Holt RFC. Avenue Road with then be found on the right hand side. No 4 will also be found on the right after a short distance.

The accommodation comprises:

Upvc Front Door leading to:

Entrance Hall

Radiator, Hive central heating control, oak floor.

Sitting Room (13'8 x 12'10 double aspect)

Television point, two radiators, oak floor.

Kitchen/Diner (18'3 x 9'2 Double Aspect)

Range of fitted base units with slate work tops, inset 1 1/2 bowl sink with mixer tap. Fitted electric oven, induction hob with extractor hood over, microwave. Matching wall units, radiator, door to outside. Free standing fridge/freezer.

Cloakroom

WC, vanity unit with basin over. Radiator.

Bedroom One (13'2 x 10'8)

Radiator.

Bedroom Two (10'9 x 8'5)

Radiator.

Bedroom Three (9' x 9')

Radiator.

Shower Room

Large walk-in shower, WC, vanity unit with basin over. Heated towel rail.

Curtilage

The property is approached through a wooden five bar gate. This leads to a shingle parking area and in turn the garage (12'3 x 8'2) with electric power and light and an electric roller door. Behind the garage is a utility room 8'2 x 4'10 with a fitted worktop, Butler sink, a washing machine and tumble dryer. To the front of the property is a lawned garden with inset flower and shrub beds. To the rear of the property is a decent size private south facing garden which is also laid to lawn with various inset flower and shrub beds.

General Information

Rent: £1600 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1846 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 £400 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. Pets may be considered.

Availability: This property is available from the 17th December 2025

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: H313038L

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.

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