



Hickling Road Sutton Norwich

£950 PCM

A recently converted barn conversion situated in the quiet village of Sutton. Comprising Open plan Lounge/Kitchen/Diner, Spacious Double Bedroom, Bathroom, Allocated Off Road Parking and Garden. Unfurnished & Available NOW. Call Henleys to view.



- Barn Conversion • Open Plan Lounge/Kitchen/Diner • Spacious Double Bedroom • Bathroom • Patio and Lawn Area

Welcome to this charming property located on Hickling Road in the picturesque village of Sutton, Norwich. This delightful home boasts a cosy reception room, perfect for relaxing or entertaining guests. The property features one spacious bedroom, offering a peaceful retreat at the end of the day. You'll also find a well-appointed bathroom, ideal for unwinding with a hot bath after a long day.

Situated in a tranquil countryside setting, this property provides a wonderful opportunity for those seeking a peaceful and serene lifestyle.

With its convenient location in Sutton, you'll have easy access to local amenities, and beautiful green spaces for leisurely walks. Don't miss out on the chance to rent this lovely property and enjoy the best of country life. Contact us today to arrange a viewing.

Entrance Hall

Double glazed entrance door, exposed timber ceiling, tiled flooring with underfloor heating via air source heat pump, carpeted flooring to storage area, home alarm system, doors to Bathroom, Bedroom and Lounge/Kitchen/Diner.

Bathroom

Double glazed window to the front aspect, panel sided bath with mixer tap and shower attachment over, vanity wash hand basin with mixer tap over and drawers below, close coupled concealed cistern dual flush WC, chrome ladder style heated towel rail, tiled splash backs, tiled flooring with under floor heating via air source heat pump, extractor fan, exposed timber ceiling.

Bedroom

Spacious bedroom with large windows to the rear aspect with far

reaching field views, TV & telephone points, carpeted flooring with underfloor heating via air source heat pump, door to built in cupboard housing under floor heating pipework.

Lounge/Kitchen/Diner

Open plan Lounge/Kitchen/Diner, large double glazed windows to the rear aspect with far reaching field views, tiled flooring with underfloor heating via air source heat pump, TV & telephone point, range of base units and glass fronted wall units, stone effect worksurface with inset sink with mixer tap over, integrated washing machine, inset ceramic hob with chimney style extractor hood over, built in electric oven, integrated fridge freezer, double glazed door to the rear aspect opening onto the patio area.

Outside

To the front of the property is a shingled pathway leading from the off road parking space alongside the neighbouring property to the front entrance door.

To the rear of the property is a small patio area and lawn area with far reaching field views.

Utility Package

An additional payment of £80.00 per month is payable towards the cost of the utilities.

TV & Broadband

The landlord may provide broadband and Sky TV if require at an additional cost.

Mobile Coverage

Good mobile signal on EE and O2 indoors, very good mobile signal on all networks outdoors. For more information on networks please visit <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.



- Off Road Parking • Far Reaching Field Views • Unfurnished • Available NOW • Call Henleys to view

Agents Note

This property is an annex from the landlords property. There is an adjoining internal fire door which will be locked for the duration of the tenancy. There is also a door to a storage room with additional external access which will also be locked for the duration of the tenancy.

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

Furniture

The items of furniture shown within the photographs and at the time of viewing can be included within the tenancy or can be removed if needed.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1,096.15 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.

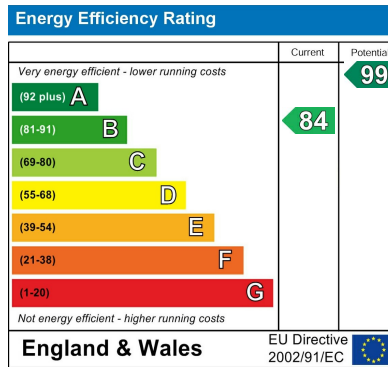




Floor Plan
Floor area 69.3 m² (746 sq.ft.)

TOTAL: 69.3 m² (746 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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