



## SUSTEAD, NORWICH, NR11 8RU

£1,500 PCM

A recently renovated brick & flint detached house situated in the quiet village of Sustead. Comprising Lounge, Large Kitchen/Diner, Study, 4 bedrooms, 2 En-suites, Family Bathroom & Downstairs WC. Spacious rear garden & ample off road parking. Unfurnished & Available NOW. Call Henleys to view.

  
Residential Sales & Lettings



• Detached House • Lounge • Spacious  
Kitchen/Diner • Study • Four Bedrooms • Two  
En-suites, Family Bathroom & Downstairs  
WC • Rear Garden • Off Road  
Parking • Unfurnished & Available NOW • Call  
Henleys to view



## OVERVIEW

Crow Cottage was built in the 1990's as a brick and flint 4/5 bed detached house sitting on a spacious plot. The property has recently had a comprehensive upgrade in every area and has also been extended to give more living space. In the heart of the property, the living areas have been transformed into beautiful open plan areas which includes the kitchen/dining room and lounge. If you love to entertain guests, this property is ideal! Further upgrades include two en-suites, a study ideal for working from home and quiet gardens overlooking farmland.

## FIRST IMPRESSIONS

A shingled driveway leads to the property. The front of the house is brick and flint. Two pathways to each side of the property lead to the rear garden. There is enough parking space for 3 average size cars and a turning area to one side. Bordering the parking area are flower and shrub beds. A storm porch covers the main front entrance.

## HALLWAY

The hallway has beautiful pamment flooring. Carpeted stairs rise too the first floor landing. There is useful storage space under the stairs. Oak doors open to the lounge, the study/bedroom 5, the kitchen-dining room and the WC. Wall mounted radiator.

## STUDY/BEDROOM 5

Double glazed window to the front aspect with new carpets and a radiator.

## LOUNGE

The lounge has double glazed windows to the front and side aspects and newly laid carpeted flooring. Central to this room is a stunning exposed inglenook fireplace, ideal for either an

open fire or a solid fuel stove/wood burner. A wide arch leads into the kitchen-dining room. Radiators and TV point.

## KITCHEN/DINER ROOM

This room is open plan and is ideal for entertaining guests and families. Double glazed windows to the rear and side aspects with views to the garden and fields beyond. A double glazed door opens to the side footpath. The open layout will enable you to have a dining area and a seating area within the kitchen. Double glazed patio doors open to the patio and rear garden. A skylight allows more light to pour in. The kitchen layout is also ideal for those who love to cook! There are a range of base and wall units with soft close doors and drawers with solid timber varnished worktops over. Integral appliances include brand new Bosch ceramic four ring hob with a Bosch stainless steel extractor and downlight over, a Bosch electric double oven and grill, dishwasher, fridge and freezer. Central to the kitchen area is an island with cupboards and drawers with a quartz worktop. Additional features include under floor heating and fitted USB charging points.

## WC

Dual flush WC and wash hand basin. The water storage tank sits in an enclosed cupboard with sliding doors. Under floor heating and space for washing machine.

## FIRST FLOOR LANDING

The landing has double glazed windows to the front aspect. Oak doors open to the four bedrooms, the family bathroom and a storage cupboard. Newly laid carpeted flooring, loft access hatch and radiators.

## MASTER BEDROOM & EN-SUITE

Double glazed to the side aspect with garden and field views.

New carpet flooring and radiator. The en-suite has a double glazed window to the rear aspect overlooking the garden and neighboring fields. Four piece suite includes a bath, quadrant shower cubicle with rainfall head and flexi-head, dual flush WC and vanity unit wash hand basin. Radiator, extractor fan and porcelain tiles.

### 2ND BEDROOM & EN-SUITE

Double glazed twin opening windows to the side aspect with new carpets, radiator and TV point. Oak door to the en-suite. The en-suite has a Velux window. Quadrant shower with rainfall and flexi-heads, dual-flush WC and a vanity wash hand basin. Extractor fan and porcelain tiled.

### BEDROOM 3

Double glazed window to the front aspect with new carpets and radiator.

### BEDROOM 4

Double glazed window to the side aspect with new carpets flooring and radiator.

### FAMILY BATHROOM

Velux skylight and tiled flooring. Bath and dual-flush WC and vanity wash hand basin, radiator. Wall mounted LED downlights and extractor fan.

### REAR GARDEN

Adjacent to the rear of the house is a lovely patio area with Indian Limestone. A dwarf wall divides the patio area from the main lawn. At the end of the garden are views over farmland.

### RESTRICTIONS

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

### TENURE

The initial tenancy term will be for 6 months. At present we are unable to confirm if the tenancy can be extended after this period of time as the landlord is intending to sell the property.

### UTILITIES

Mains water and electricity connected. Oil fired central heating. Brand new Klargester drainage system for waste water located in the back garden.

### MOBILE & BROADBAND COVERAGE

Telephone and TV points present however these have not been checked for live connections. Standard broadband available. Good mobile signal indoors and outdoors, however restricted service with EE indoors. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>.

### FEES & DEPOSITS

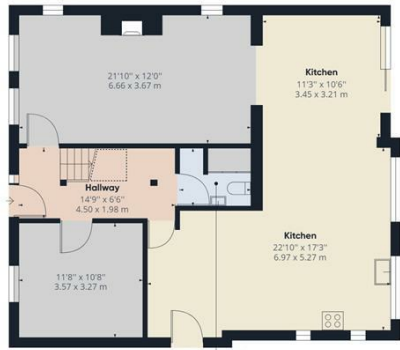
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £346.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,153.85) along with the deposit of £1,730.76 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.

## CROW COTTAGE





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1818.16 ft<sup>2</sup>  
168.91 m<sup>2</sup>

Reduced headroom

28.73 ft<sup>2</sup>  
2.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

