



**Swallows Nest, Pockthorpe**  
**£1,100 per calendar month**

**BELTON DUFFEY**



# SWALLOWS NEST, 20 GRANGE ROAD, POCKTHORPE, NORFOLK, PE31 8TD

A three bedroom semi-detached rural period cottage with gardens and parking.

## DESCRIPTION

A three bedroom semi-detached period cottage in a rural location with gardens and parking.

The accommodation briefly comprises: Entrance hallway, cloakroom, sitting room, dining room and kitchen to the ground floor. to the first floor there three bedrooms (one en-suite) and a family bathroom.

To the front of the property is a gravel driveway and to the rear the rear of the property is an enclosed garden mainly laid to lawn with patio area.

The property also benefits from double glazing and oil fired central heating.

## SITUATION

Pockthorpe is a small rural hamlet approximately 1 mile from East Rudham. There is a scattering of cottages and farmhouses surrounding the village pond with delightful country walks nearby.

Nearby at East Rudham there is a village store, pub/restaurant, tearooms, butchers, church, vet and a doctors' surgery at nearby Great Massingham. The countryside around is undulating and well-wooded with Houghton Hall estate to the north and the North Norfolk Coast only some 13 miles away. This is a rare opportunity to acquire a property in an attractive, rural location but within easy access of all North Norfolk has to offer.

## ENTRANCE HALLWAY

2.52m x 1.54m (8' 3" x 5' 1")

Wooden floor, radiator, feature fireplace.

## CLOAKROOM

1.49m x 1.08m (4' 11" x 3' 7")

Wooden floor, low level WC, wash hand basin, extractor fan, radiator.

## KITCHEN

3.89m x 2.58m (12' 9" x 8' 6")

A range of wall and base units and drawers with wooden worktops over, butler style sink with mixer tap, built in double oven with halogen hob and extractor over, integrated fridge, integrated dishwasher, electric heater, plumbing and space for automatic washing machine, oil fired central heating boiler, pamment tiled floor, door leading to side.

## DINING ROOM

4.17m x 2.58m (13' 8" x 8' 6")

Wooden floor, radiator, windows to rear and patio doors leading to garden.



## **SITTING ROOM**

3.95m x 3.23m (13' 0" x 10' 7")

Wooden floor, solid fuel burner, window to front, radiator.

## **FIRST FLOOR LANDING**

Fitted carpet, storage cupboard, radiator.

## **MASTER BEDROOM**

3.86m x 3.18m (12' 8" x 10' 5")

Wooden floor, window to front, radiator.

## **EN-SUITE SHOWER ROOM**

1.34m x 1.51m (4' 5" x 4' 11")

Corner shower, pedestal wash hand basin, low level WC, wooden floor, window to front, heated towel rail.

## **BEDROOM 2**

3.90m x 2.85m (12' 10" x 9' 4")

Wooden floor, window to front, radiator.

## **BATHROOM**

2.59m x 2.08m (8' 6" x 6' 10")

Panelled bath with mixer tap, pedestal wash hand basin, low level WC, radiator, wooden floor, window to front.

## **BEDROOM 3**

2.76m x 2.96m (9' 1" x 9' 9")

Wooden floor, window to rear, radiator, airing cupboard.

## **OUTSIDE**

To the front of the property there is a gravel driveway and lawned area and storage shed. To the rear of the property there is an enclosed garden mainly laid to lawn with patio area.

## **ADDITIONAL INFORMATION**

- 1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing. The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Deposit - £1250.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.



AWAITING

FLOORPLAN

## **DIRECTIONS**

From King's Lynn take the A148 to West Rudham then take the right hand turning just after the Dukes Head signposted Pockthorpe. Follow the road for approximately half a mile and the property can be found on the right hand hand side.

## **OTHER INFORMATION**

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band C

Oil fired central heating.

EPC band D

## **VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

