



Wheatcroft Cottage, Fakenham
£875 per calendar month

BELTON DUFFEY



WHEATCROFT COTTAGE, 58 HAYES LANE, FAKENHAM, NORFOLK, NR21 9ER

A two bedroom terraced house within walking distance of the town centre.

DESCRIPTION

A two bedroom terraced house within walking distance of the town centre.

The accommodation briefly comprises: sitting room, kitchen breakfast room and shower room to the ground floor. to the first floor there are two bedrooms.

The property also benefits from having a courtyard front and rear garden, double glazing and gas central heating.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast (10 miles) and also for Norwich (25 miles) and King's Lynn (22 miles). A weekly market transforms the town, bringing in visitors across the region who can enjoy a huge array of food, plants, clothing and local produce stalls set around the attractive central market place.

Given that around 65% of the town's population live and work in the district, Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, 4 supermarkets, furniture and DIY stores plus clothing retailers and a garden centre.

Furthermore, there are 3 schools - infant, junior and secondary (including 6th form) as well as 4 banks, 2 building societies and a large medical centre.

Situated on the upper reaches of the River Wensum, Fakenham has a wide choice of picturesque walks and access to the National Cycle Network. On the outskirts is Pensthorpe Natural Park set in 700 acres and, to the west, the Hawk and Owl Trust based at the Sculthorpe Moor Nature Reserve. Sports facilities include Fakenham Sports and Fitness Centre plus the Gallow Sports Centre offering a golf course, squash, tennis and indoor bowls. And not forgetting - Fakenham Racecourse – the only National Hunt course in Norfolk.

SITTING ROOM

Wooden floor, feature fireplace, radiator, window to front.

KITCHEN/BREAKFAST ROOM

A range of wall and base units with worktops over, sink and drainer with mixer tap, electric hob with extractor oven and built in electric oven, plumbing and space for automatic washing machine and dishwasher, space for fridge freezer, tiled floor, radiator.



REAR LOBBY

Tiled floor, stairs to first floor, door leading to garden.

SHOWER ROOM

Corner shower cubicle, low level WC, vanity wash hand basin, window to rear, tiled floor, radiator.

FIRST FLOOR LANDING

Fitted carpet, loft access.

BEDROOM 1

Fitted carpet, radiator, window to front.

BEDROOM 2

Fitted carpet, radiator, gas fired central heating boiler, window to rear.

OUTSIDE

To the front of the property is a courtyard garden and to the rear of the property is a further courtyard garden.

ADDITIONAL INFORMATION

- 1) 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) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -
right-to-rent.service.gov.uk
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £875.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

Proceed from the Market Place and onto Oak Street. Pass the Library on the right, take the next left into Nelson Road. Proceed along this Road which continues in to Hayes Lane. The property can be seen on the right hand side near the playing field.



AWAITING
FLOORPLAN

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer. Council tax band A

Gas fired central heating.

EPC rating band D

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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