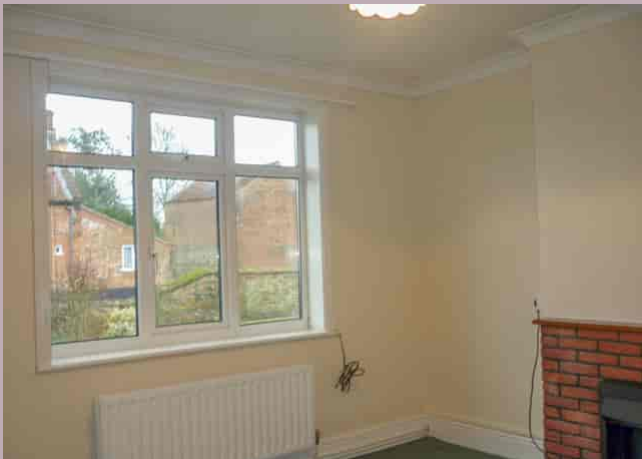




Sunnydale, North Elmham
£985 per calendar month

BELTON DUFFEY



SUNNYDALE, 17 HIGH STREET, NORTH ELMHAM, NORFOLK, NR20 5JX

A three bedroom detached bungalow in a village location with garden, garage and off street parking.

DESCRIPTION

Situated in a popular village location, a nicely maintained three bedroom detached bungalow with double glazing and oil central heating.

The accommodation briefly comprises: entrance hall, sitting room with feature fireplace, kitchen/dining room, conservatory/utility room, bathroom, two double bedrooms and one single bedroom.

The property benefits from having a mature front garden, off street parking and a garage.

SITUATION

North Elmham is a charming mid-Norfolk village, close to the market towns of Fakenham and Dereham and is within easy access to the City of Norwich and main line station to London.

The village offers many shops, schools, doctors surgery, Post Office stores, public houses and a garage. The surrounding countryside, which belongs to the Cooke Estate in the main, is undulating and well-wooded.

GROUND FLOOR

ENTRANCE HALL

13' 4" x 3' 11"

Vinyl flooring, radiator.

SITTING ROOM

12' 0" x 11' 09"

Fitted carpet, window to front, feature fireplace with electric fire and radiator.

KITCHEN/DINING ROOM

19' 11" x 9' 06"

A range of wall and base units with worktops over, stainless steel sink and drainer, space and electric for electric cooker and space for fridge/freezer, pantry store, vinyl flooring, radiator, window to front.

REAR LOBBY

Vinyl floor, door leading to:

CONSERVATORY/UTILITY ROOM

17' 11" x 17' 07"

Stone floor, built in worktops, windows to front and side, plumbing and space for washing machine and dishwasher.



BATHROOM

8' 01" x 6' 11"

White panelled bath, white pedestal wash hand basin, white low level WC, vinyl flooring, window to rear, radiator

BEDROOM 1

11' 09" x 11' 0"

Fitted carpet, radiator, window to front.

BEDROOM 2

11' 0" X 11' 0"

Fitted carpet, window to rear, radiator.

BEDROOM 3

9' 0" x 8' 0"

Fitted carpet, window to rear, radiator.

GARAGE

Up and over door, power and light.

OUTSIDE

To the front and side of the property is mature garden mainly laid to lawn with driveway leading to the garage.

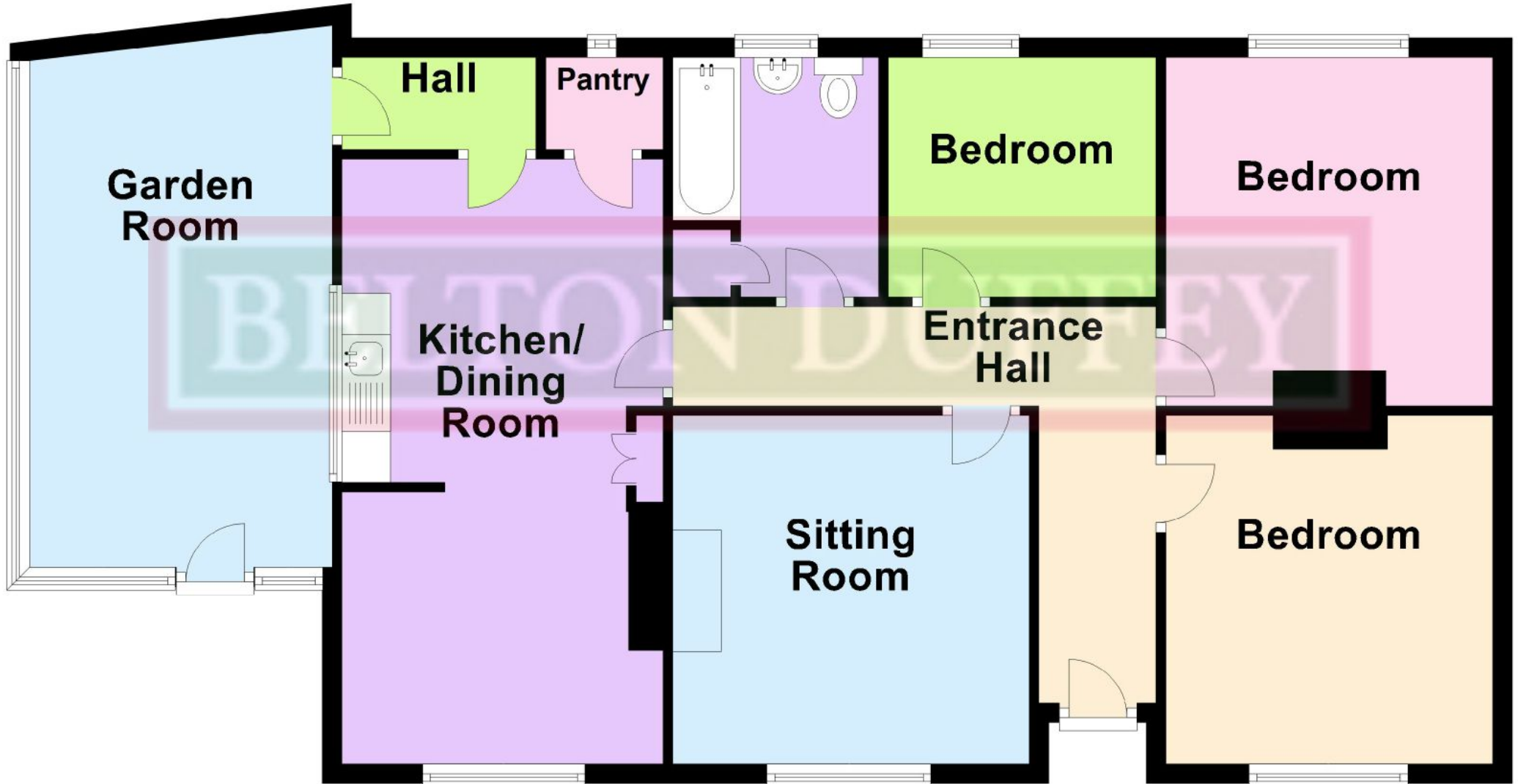
ADDITIONAL INFORMATION

- 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](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £110.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.
- 7) Minimum 12 month tenancy preferred

DIRECTIONS

Leaving Fakenham on the A1067 Norwich Road travel for about 5 miles to Guist and take the right hand turn to North Elmham. Pass through Broom Green and on entering the village the property will be found at the start of the High Street on the right hand side.

Ground Floor



OTHER INFORMATION

Breckland Council, Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk, IP24 1BT. Council Tax band C.

Oil fired central heating.

EPC D

VIEWING

Strictly by appointment with the agent.



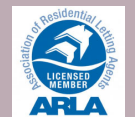


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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.