



2 The Orchards, Briningham

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### **THE PROPERTY**

The property offered for rent is an exceptionally well appointed semi detached house with countryside views to the front and rear aspect. Having just been fully refurbished, the property offers exceptionally well appointed accommodation comprising an entrance porch, entrance hall, sitting room, dining room, kitchen, utility room and cloakroom. On the first floor, a landing leads to two bedrooms and a 'jack and jill' shower room. Outside, there is ample shingled off street parking and good size gardens to the front and rear. The property also has a wall mounted electric car charging point.

### **LOCATION**

Briningham is a small delightful North Norfolk village set amongst glorious countryside away from all busy roads. The village has an active village hall and one of Norfolk's oldest churches St Maurice's. Around 3 miles away is the Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about six miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

### **DIRECTIONS**

Leave Holt via the B1110 Dereham road. Proceed through the village of Thornage and after around one mile you will reach the village of Briningham. Proceed through the village and around 100 yards after going through an 'S' bend, you will find the entrance to 2 The Orchards on your left hand side.

### **ACCOMMODATION**

The accommodation comprises:

#### **Entrance Porch**

Two fitted seats. Front door to -

#### **Entrance Hall**

Staircase to first floor.

#### **Sitting Room (14'5 x 14'3 into bay)**

Red brick fireplace with wooden surround. Modern high retention storage heater. Television point.

#### **Dining Room (12' x 11'2)**

Open fireplace housing a wood burner. Modern high retention storage heater. Television point. Under stair cupboard, and a further storage cupboard.

#### **Kitchen (13'5 x 7'3)**

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Space for fridge/freezer, dishwasher and cooker. Tiled splashbacks. Re-circulating hood. Tiled floor, door to outside. Modern high retention storage heater.

#### **Utility Room (6'8 x 4'6)**

Plumbing for automatic washing machine. Base unit. Single drainer sink. Tiled floor.

#### **Cloakroom**

WC., Modern high retention storage heater. Tiled floor.



## First Floor

Landing, leading to -

### Bedroom One (13'7 x 11'2)

Modern high retention storage heater. Built in wardrobe. Television point.

### Bedroom Two (10' x 8')

Modern high heat retention storage heater.

### 'Jack and Jill' shower room

Vanity unit with WC and washbasin. Fitted shower cubicle. Heated towel rail. Bathroom mirror with light and electric shaver point.

### Curtilage

The property is approached over a gravelled driveway which provides ample off street parking for several vehicles. To the front of the property there is a lawned garden with a wooden garden shed and to the rear is a further lawned garden with various inset flower and shrub beds with views over open fields.

### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

## General Information

**Rent:** £950 per calendar month, payable in advance.

**Type of Let:** Unfurnished assured short hold tenancy.

**Damage Deposit:** £1096 refunded at the end of the tenancy if no claim is justified.

**Energy Performance Certificate Band: To be confirmed.**

**Local Authority:** North Norfolk District Council, tel: 01263 513811

**References required:** Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

**Fees:** There will be a £200 holding deposit which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. A dog may be considered.

**Availability:** This property is available from 12th June 2023

**Term and length of tenancy:** Unfurnished assured short hold tenancy initially for 12 months.

**Viewings:** Through the agents, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313094|L

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