



## Wheel Road, Alpington, Norwich

£850 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ Self Contained Flat
- ✓ Utility Bills Included
- ✓ Fully Furnished & Turn Key
- ✓ Off Road Parking for One Vehicle
- ✓ Kitchen with Appliances
- ✓ Sitting Room
- ✓ One Double Bedroom
- ✓ En Suite Bathroom

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





### IN SUMMARY

UTILITY BILLS INCLUDED. This FIRST FLOOR self contained FLAT is located in VILLAGE PUBLIC HOUSE. Offered FULLY FURNISHED as a TURN KEY HOME, the property includes off road parking for one vehicle, and a set of stairs which lead to the first floor accommodation. With HEATING provided by the commercial premises, ALL UTILITIES excluding council tax are PROVIDED within the rent. The accommodation comprises a KITCHEN/entrance, 14' SITTING ROOM, 14' BEDROOM and FAMILY BATHROOM with ATTRACTIVE tiled SPLASH BACKS and a shower over the bath.

### SETTING THE SCENE

To the right hand side of The Wheel of Fortune, a set of stairs lead to the uPVC double glazed entrance door. This private entrance offers far reaching views, and a position which is close to the car park for ease.

### THE GRAND TOUR

Heading inside, the kitchen is set within the eaves, with a range of built-in storage and work surfaces. A sink is recessed with tiled splash backs. A range of storage and appliances can be found, with wood effect flooring under foot. Heading through, the

carpeted sitting room offers a window to the rear, with a built-in cupboard, soft furnishings and media units. Crossing the original stairs you head to the double bedroom, which is carpeted and finished with a window to rear. The en suite bathroom completes the property with a white three piece suite, tiled splash backs and a shower over the bath. A window faces to rear, whilst a useful storage recess is tucked behind the door.

### THE GREAT OUTDOORS

Parking is provided within the car park for one vehicle.

### OUT & ABOUT

Alpington is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Yelverton with which it shares its facilities including a duck-pond, village hall, St Mary's Church and the Alpington & Bergh Apton C of E Primary School which currently holds an outstanding Ofsted Rating. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

## FIND US

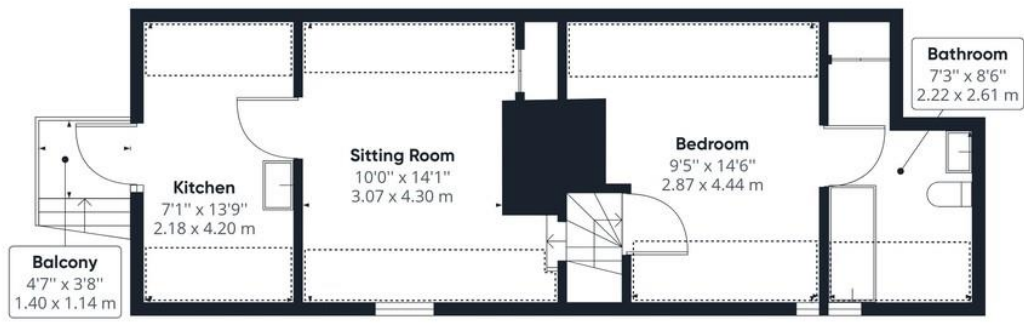
Postcode : NR14 7NL

What3Words : ///explored.truffles.grasp

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





**Approximate total area<sup>(1)</sup>**  
497.48 ft<sup>2</sup>  
46.22 m<sup>2</sup>

**Reduced headroom**  
175.85 ft<sup>2</sup>  
16.34 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.

**GIRAFFE360**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements