



Grace House, Edgefield

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THE PROPERTY

The property offered for let is a well appointed, detached three double bedroom house situated in a superb location towards the outskirts of this popular North Norfolk village. A particular feature of the property is the wonderful view to the front aspect. The accommodation briefly comprises an entrance hall, a sitting room with an open fireplace housing a wood burner, a well fitted out kitchen/diner and a cloakroom. On the first floor a galleried landing leads to three double bedrooms (two with en suites) and a family bathroom. The property enjoys the benefit of sealed unit double glazed windows and doors and gas fired central heating. Outside, there is a shingled driveway leading to a good size garage. There are gardens to the front and rear.

LOCATION

Edgefield is a pretty North Norfolk village situated around 3 miles from the popular Georgian market town of Holt which has excellent shopping, schooling and leisure facilities and is renowned for Gresham's Schools which take boys and girls through from pre-prep to age 18. Edgefield has a village green and pond, a small shop and a public house, 'The Pigs', which won Country Life's Country Pub of the Year Award in 2009. The North Norfolk Coast is ideal for walking, bird watching and sailing. There are popular golf courses at Sheringham, West Runton and the Royal West Norfolk Golf Club in Brancaster. Both King's Lynn and Norwich offer direct rail links to London (about 110 minutes) and Norwich Airport offers a choice of domestic and international flights.

DIRECTIONS

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, leaving Holt on the B1149. After 2 miles you will go through a series of sharp bends before entering the village of Edgefield where Canon Marcon Way will be found on your right hand side.

ACCOMMODATION

The accommodation comprises of:-

Covered entrance canopy

Door to -

Entrance Hall

Tiled floor, staircase to first floor.

Sitting Room (19'10 x 11'7, double aspect)

Red brick fireplace housing a wood burner. Wooden floor, double doors leading to the rear garden.

Kitchen/dining room (20' x 13')

Range of fitted base units with wooden work surfaces over. Built in double oven. Surface hob. Extractor hood. Fridge and freezer. Inset dishwasher, inset one and half bowl sink unit with mixer tap. Island unit. Range of matching wall units. Tiled floor. Storage cupboard. Double doors leading to the rear garden.

Cloakroom

W.C., pedestal washbasin, coat pegs.

First Floor

Galleried landing

Wonderful views, airing cupboard.

Bedroom One (11'7 x 11'2)

Radiator, double wardrobe.

En suite

Shower cubicle, pedestal washbasin, W.C., heated towel rail, television point.

Bedroom Two (10'10 x 9'5)

Radiator, television point, fitted wardrobe.

Bedroom Three (12'7 x 9'9)

Radiator

Family bathroom

Panelled bath with mixer tap. Pedestal washbasin, W.C., heated towel rail. Shower cubicle

Curtilage

The property is approached over a shingled driveway providing ample off street parking and leading in turn to a brick and tile garage (23'5 x 12'8) with up and over door, personal door, electric power and light. Wall mounted boiler for central heating and domestic hot water. To the front of the house there is a lawned garden which is partially enclosed by red brick walling. A gate leads down the side of the property to the private rear garden which is mostly laid to lawn, with a patio behind the house, and is fully enclosed with a mixture of wooden panelled fencing and wire fencing.

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 such matters prior to purchase.

General Information

Rent: £2200 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £2538 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

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

Fees: There will be a £500 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available on the 20th May 2024

Term of tenancy: Initially 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313172L



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