



20 Cleaves Drive, LITTLE WALSINGHAM. NR22 6EQ.

To Let for 6 months.

Rent: £1200 pcm

Deposit: £1200

Well presented, detached Bungalow with centrally heated and double glazed 3 bedroomed accommodation, good sized garden, ample parking space and Garage.

The property benefits from: Recessed Entrance Porch, Entrance Hall, Sitting room, Kitchen with fittings (including hob, oven, extractor hood and dishwasher), Inner Hall, 3 Bedrooms, Shower room and Separate WC.

Standing in an elevated position on a sought-after cul-de-sac development, within easy walking distance of the village centre, Shrines and open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the famed pump house in centre of the village, proceed Northwards into Bridewell Street, and at the T junction turn right. At the junction by the War Memorial turn left into Wells Road, and take the next turning on the left into Cleaves Drive. The property is in front of you as you climb the hill, as marked by a To Let board.

Location: Little Walsingham is a sought after village in the heart of North Norfolk. The village has been a pilgrimage centre since 1061, and there are ruins of an impressive Abbey, shrines and Churches of note. There is a good range of facilities in the village, including shops, a museum, Doctor's Surgery, public houses, a primary school and a narrow gauge railway to the seaside resort of Wells-next-the-Sea – which was voted as having the "Best Beach in Britain 2016" by readers of the Sunday Times. Further excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, which is 5 miles to the South.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

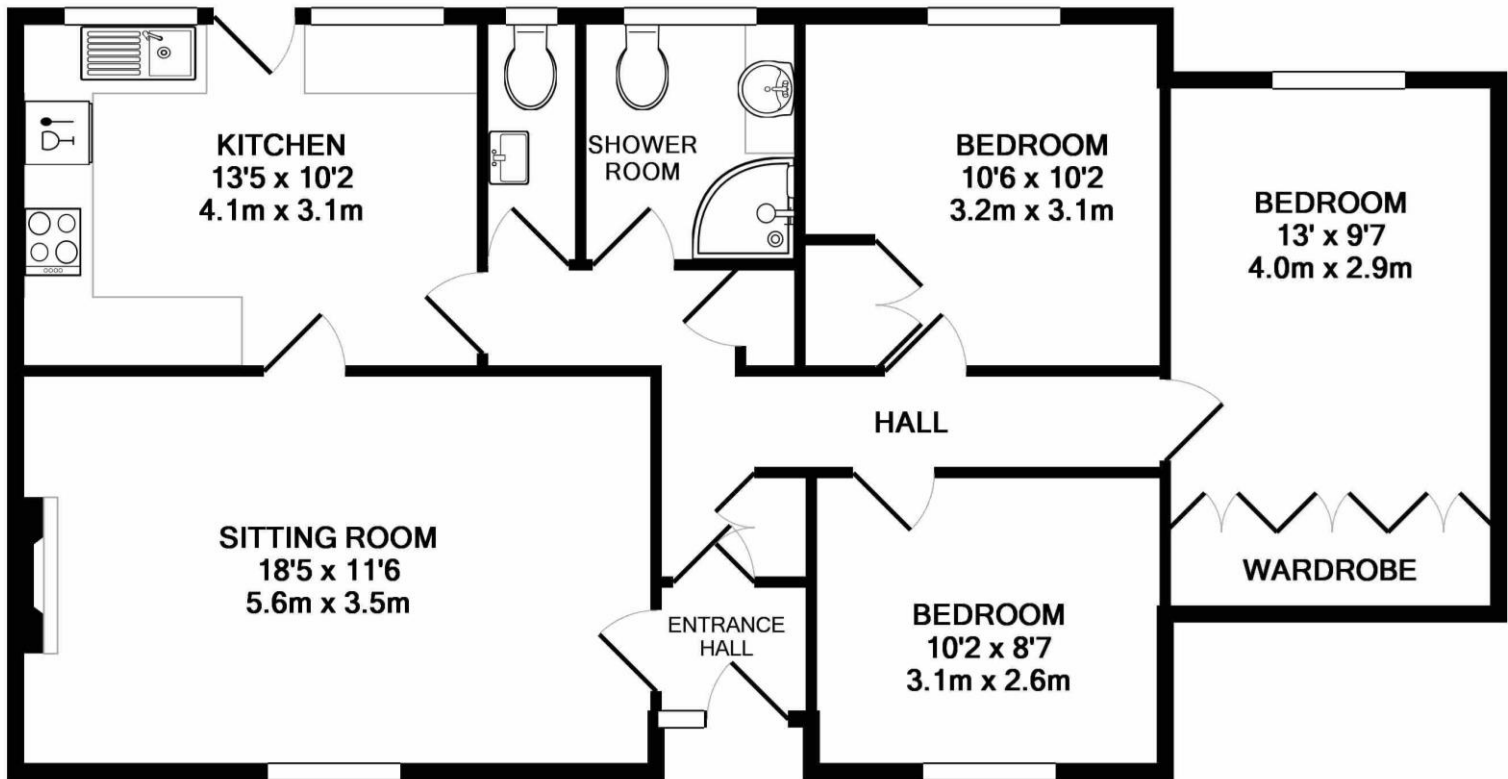
www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



ACCOMMODATION:

RECESSED ENTANCE PORCH: with visitors' light and double glazed front door to;

ENTRANCE HALL: Laminate floor. Coved and artexed ceiling. Telephone point.

SITTING ROOM: 18'5" x 11'6", (5.6m x 3.5m).
Electric fire with mock fireplace surround. Laminate floor. Coved and artexed ceiling.
Telephone point. TV point. Door to;

REFURBISHED KITCHEN: 13'5" x 10'2", (4.1m x 3.1m).
Ceramic sink unit with pedestal mixer tap, set in fitted work surface with cupboards,
"Samsung" dishwasher, appliance space and plumbing for washing machine under. Built-in
4 ring electric hob unit with oven under, and extractor hood over. Matching range of wall
mounted cupboard units with concealed lighting under. Further fitted worktop with
drawers and cupboards under. "Wallstar" wall mounted oil fired central heating boiler.
New vinyl floor covering. Spot lights. Fitted ceiling light/fan. TV point. Half double glazed
door to rear garden.

INNER HALL:
Built-in double coats cupboard with fitted shelf, hanging rail & cupboard over. Further
shelved cupboard. Hatch to roof space. Laminate floor. Coved and artexed ceiling.

SHOWER ROOM:
Tiled shower cubicle with sliding glass screen doors. Hand basin with mixer tap, tiled
splashback, mirror and light over; fitted cupboards under. Low level WC. Heated towel rail.
Extractor fan. Artexed ceiling.

SEPARATE WC:
Low level WC. Hand basin with tiled splashback. Extractor fan. Laminate floor.

BEDROOM 1: 13'0" x 9'7", (4.0m x 2.9m).
Built-in range of full width wardrobe cupboard units with 3 double doors. Hatch to roof
space. Laminate floor. Telephone point. TV point. Artexed ceiling.

BEDROOM 2: 10'6" x 10'2", (3.2m x 3.1m).
Built-in double wardrobe cupboard with fitted hanging rail, and cupboard over. Telephone
point. Laminate floor. Artexed ceiling.

BEDROOM 3: 10'2" x 8'7", (3.1m x 2.6m).
Range of free-standing book shelves. Telephone point. Laminate floor. Artexed ceiling.

OUTSIDE:
To the front of the property is a lawned garden, and a long driveway providing ample car
parking space, leading to a detached, brick and built-up felt flat roofed **Garage, 17'0"x
8'3", (5.1m x 2.5m)**, with up and over door, concrete floor, electric light, power point and
personal door.
To the rear of the property is a well enclosed Garden, laid mainly to lawn with flower and
shrub beds, and fruit tree.
Timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**. Oil storage tank. Outside
light. Outside tap.

SERVICES:
Mains water, electricity and drainage are connected to the property.

DISTRICT AUTHORITY:
North Norfolk District Council, Cromer. (01263) 513811. **Tax Band:** C.

NOTE:
Smokers and applicants with pets, or those on benefits will not be considered.

EPC: E

