



Introducing
Hillside
Barnham Broom

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed in to an entrance hall which leads to the well appointed ground floor accommodation.

Home to a wealth of both cupboard & worktop units, the country style fitted kitchen is perfect for those looking to display their culinary skills. Offered with an integral electric oven/hob, the kitchen has space for all traditional furnishings. Flooded in natural light, the extensive sitting room boasts versatile dimensions for desired furnishings. Beyond the sitting room, the reception space is extended further in the form of a conservatory.

The fourth bedroom within the property is located on the ground floor. This is a comfortable double room benefiting from an en-suite wet room featuring a soak away shower, wash basin and WC.

Stairs in the entrance hall lead to the first floor bedroom and bathroom accommodation.

Both the principal and second bedrooms within the property are generous double rooms allowing for traditional furnishings. The third bedroom is a box room which could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms, the bathroom comprises a bath tub, wash basin and WC.

Externally, to the front of the property, prospective tenants will find a driveway providing parking for two vehicles. The private enclosed garden features a generous patio area, low maintenance lawn, timber structure storage shed and mature shrubbery.

Available now.

BARNHAM BROOM

Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty

of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goat Shed Farm Shop and Café, which is near to Barnham Broom Hotel.

Four miles south-east you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles east is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

COUNCIL TAX

Band B.

LOCATION

What3Words: – ///beep.attending.legend

AGENT'S NOTES

Pets By Negotiation

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



SOWERBYS

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