



9 Templewood Lane, High Kelling

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The Property

The property offered for let is a spacious semi-detached three bedroom house situated in a delightful location within the grounds of Kelling Hospital. Having been recently refurbished, the property is in superb condition throughout and offers accommodation comprising an entrance hall, a double aspect sitting room, a conservatory, a well fitted out kitchen/diner, a rear hall and a cloakroom. A first floor landing leads to three bedrooms and a family bathroom. Outside, there are gardens to the front and rear, a garage and off street parking for several vehicles. The property enjoys the benefit of oil fired central heating.

Location

High Kelling is a small, part wooded village. Amenities include a village shop, a doctor's surgery, a village hall offering many activities, and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School which is located very close to High Kelling. The North Norfolk coastline is about four miles distant with Salhouse, 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 old Cromer Road. Proceed past Gresham's Schools and just before reaching the T junction with the Holt by-pass turn left in the Old Cromer Road. Turn first right and first right again. 9 Templewood Lane will then be on your right hand side.

Accommodation

The accommodation comprises: -
Entrance Canopy, with front door to -

Entrance Hall

Staircase to first floor, radiator.

Sitting Room (16'8 x 11'8, double aspect)

Television point. BT point. Patio doors leading to -

UPVC Conservatory (9'3 x 8'7)

Door to rear garden.

Kitchen/Diner (17' x 8'8, double aspect)

Range of base units with work surfaces over. Fitted cooker and surface hob. Extractor hood. Plumbing for automatic washing machine and dishwasher. Fitted fridge and freezer. Inset one and half bowl sink unit with mixer tap. Tiled splashbacks. Range of matching wall units. Radiator.

Rear Hall

Radiator. Door to rear garden.

Cloakroom

Wc. Pedestal washbasin. Wall mounted boiler for central heating and domestic hot water.

First Floor

Landing

Radiator, airing cupboard

Bedroom One (12'4 x 10'4)

Radiator. Fitted wardrobe.

Bedroom Two (12' x 8'1)

Radiator. Fitted wardrobe.

Bedroom Three (8'7 x 8'3)

Radiator. Fitted wardrobe.

Bathroom

Panelled bath with shower over and shower screen. Vanity unit with basin over. Wc. Heated towel rail. Electric shaver point. Fully tiled walls and floor.

Curtilage

To the front of the property is a well tended front garden and to the rear is a very private, due south facing garden which is mainly laid to lawn with some wooden decking and is fully enclosed. Also to the rear is a garage (16'5 x 8'2) with up and over door, electric power and light and a personal door. To the front and side of the garage there is also further parking for three more vehicles.

General Information

Rent: £1250 per calendar month payable in advance.

Damages deposit: **£1442** refunded at the end of the tenancy if no claim is justified. Holding fee £280 refunded from the first months rent.

Services: All mains services are connected.

Council Tax Band:

Energy Performance Certificate:

Local Authority: North Norfolk District Council. Tel: 01263 513811.

References Required: Bank, employment and present or previous landlord if applicable. We also conduct a credit check

Availability: This property is available from January 2024

Type and length of tenancy: **Unfurnished** assured short hold tenancy.

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H31155L

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