

Cruso & Wilkin

TO LET



GREAT FRANSHAM

Three bedroom detached house situated on working farm. Rent includes heating and water costs. UPVC Double Glazing and central heating throughout. Kitchen, Utility, Dining Room, Living Room Downstairs Shower Room. Three double bedrooms, four piece Bathroom, separate WC. Available Now offered un-furnished

rightmove 

RENT: £1250 pcm
01553 691691



www.crusowilkin.co.uk



Directions: From King's Lynn follow A47 towards Norwich, at Little Fransham turn left onto Station Road, follow Station Road after approx. 1.5 miles on bend left hand turn onto Private Driveway secured by electric gates.

GROUND FLOOR

Entrance Lobby

Wood effect UPVC Entrance door with glass panels, Stairs to first floor, under stairs cupboard.

Shower Room 1.83m x 1.55m (6' x 5')

UPVC Double Glazed obscured window to front aspect. Tiled floor, WC, hand wash basin with hot and cold taps over, fully enclosed and fully tiled shower unit with shower.



Living Room 4.27m x 4.08m (14' x 13'4")

UPVC Double Glazed window to side aspect and Patio doors to rear aspect. TV Points, Wood burner set in fireplace with tiled hearth.



Dining Room 4.3m x 4.1m (14'1" x 13'5")

UPVC Double Glazed window to rear aspect. Wooden parquet flooring. Brick built feature fireplace with brick surround.

Kitchen Breakfast Room 6.1m x 3.92m (20' x 12'10")

UPVC Double Glazed windows to side and rear aspect. Wooden flooring, range of matching wall and base units with solid wooden worktop, central island unit with storage and space for seating. Space for American style Fridge Freezer, white ceramic butler sink with hot and cold taps over. Five ring range cooker with extractor hood and light over and glass splashback. Integrated Dishwasher.

Utility Room 2.62m x 2.3m (8'7" x 7'6")

UPVC Double glazed door and window to rear aspect. Range of matching wall and base units. Integrated Washer/ Dryer.



FIRST FLOOR

Stairs & Landing

Doors to:

Bathroom 3.62m x 2.68m (11'10" x 8'9")

UPVC Double Glazed window to side aspect. Fully tiled floor and part tiled walls. Four piece white bathroom suite comprising of; WC with hidden cistern set in vanity unit with storage and worktop. Hand wash basin with hot and cold mixer tap over set in same vanity unit. Freestanding bath with central hot and cold mixer taps with shower attachment. Fully enclosed and fully tiled shower unit with shower. Radiator and heated towel rail.



Separate WC 1.8m x 1.56m (5'10" x 5'1")

UPVC Double Glazed window to side aspect. Fully tiled floor and part tiled walls. WC with hidden cistern set in vanity unit with storage and worktop over, hand wash basin with hot and cold mixer tap over set in same vanity unit. Heated towel rail.

Bedroom One 4.86m x 4.56m (15'11" x 14'11")

UPVC Double Glazed window Radiator.

Bedroom Two 4.35m x 4.05m (14'3" x 13'3")

UPVC Double Glazed window Radiator.

Bedroom Three 3.62m x 3.26m (11'10" x 10'8")

UPVC Double Glazed window Radiator.



OUTSIDE

Garden

Mainly laid to lawn to with Patio area, views over farmland.

Parking

Hardstanding area with ample parking - please note there is a public footpath right of way across the rear of the property.

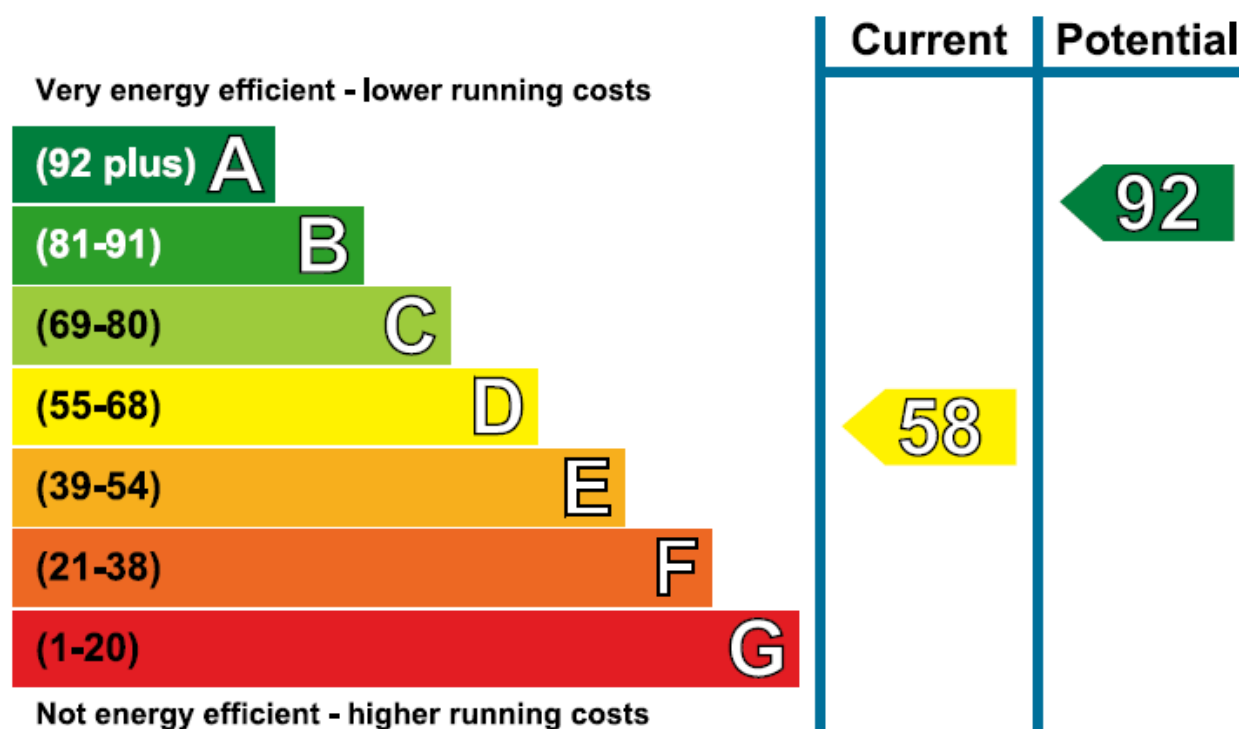


Deposit: A deposit of £1,440.00 will be required at the commencement of the tenancy. The deposit is held by the Agents as stakeholders and are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the Bank only.
2. If the Tenancy is held in joint names we shall require joint instructions as to who the cheque/Bank payment should be made payable to.
3. In the event of a dispute at the end of the tenancy The deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable, the legal process may have to be following in the event of non-agreement.

Holding Fee: £100 (inclusive of vat) per property, please see our application form for full terms and conditions.

Energy Efficiency Rating



IMPORTANT NOTE:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check room measurements for any particular purpose eg. Fitted carpets and furniture. No assumptions should be made with regard to photographs, eg that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso Residential, Cruso & Wilkin, their joint Agents or the Vendors or Lessors.