



Independent Estate Agents

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Pointens

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Maple Cottage, Stody, Melton Constable, Norfolk NR24 2ED

The Property

The property offered for rent is a pretty double fronted cottage, idyllically situated in what must be one of the prettiest pockets of countryside in North Norfolk. Refurbished to a high standard a few years ago, the immaculately presented accommodation comprises an entrance porch and entrance hall, a good size and well fitted out kitchen/diner, and a sitting room with an open fireplace and a wood burner. On the first floor, a landing leads to a double size master bedroom with en suite shower room and a second bedroom with en suite bathroom. The property also benefits from oil fired central heating. Outside, is a good size shingled parking area, a dry wooden garage, good size front garden, a side garden and private rear garden.

Location

Stody is a small rural hamlet situated around 3 miles from the popular 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. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The city of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the B1110, after around 2 miles you will reach the village of Thornage. Proceed through the village and after around ½ mile you will see Stody signposted to your left. Follow this round for around ¼ mile whereupon you will find Maple Cottage on your left hand side, just before going up the hill to the village church.

Accommodation

The accommodation comprises:

Enclosed Entrance Porch

Tiled floor, stable door leading to –

Hall

Staircase to first floor, radiator, tiled floor, coat pegs.

Kitchen/diner (13'7 x 10'1, double aspect)

Range of base units with working surfaces over, electric oven, electric surface hob, extractor hood, single drainer sink unit with mixer tap, tiled splashbacks, matching wall units, fitted fridge/freezer, washing machine, tiled floor, radiator. Stable door to rear garden.

Sitting Room (14'3 x 12'3, double aspect)

Open fireplace housing a woodburner, television point, radiator, polished wooden floor.

Cloakroom

Washbasin, wc, tiled floor, wall mounted oil fired boiler for central heating and domestic hot water.

First Floor - Landing

Radiator, airing cupboard with shelving and hot water tank.

Bedroom One (14'4 x 12'2)

Polished wooden floor, radiator.

En suite

Wc, vanity unit with basin over, tiled shower cubicle with glass door and fitted shower. Electric shaving point, wall mounted mirror, shaving mirror.

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Bedroom Two (14' x 10'10, double aspect)

Radiator, polished wooden floor.

En suite

Pedestal washbasin, wc, panelled bath, chrome Victorian style mixer tap and shower attachment. Heated towel rail, half tiled walls, tiled floor, electric shaver point, fitted mirror, shaving mirror.

Curtilage

The property is approached over a shingled driveway which provides ample parking for several vehicles. This in turn leads to a dry **wooden garage (16' x 9')** with electric power and light and double doors. To the front of the property is a good size lawned garden. A pathway leads to the side garden and the private rear garden which has a patio, steps leading up to a further patio and a small lawned garden.

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991. They are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers only. These particulars do not constitute part of an offer or contract.

General Information

Rent: £600 per calendar month payable in advance.

Damages Deposit: £1000, refundable at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax. Mains water, electricity and drainage are connected.

Council Tax Band: To be advised.

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

Fees: There will be a £58.75 application fee per tenant and a £100 holding deposit, the latter being refunded from the first month's rent. Successful applicants will incur a tenancy arrangement fee of £100 + VAT and should arrange their own contents insurance.

Type of let: Unfurnished

Availability: This property is available from 1st February, 2011.

Restrictions: All potential tenants must view the interior of the property prior to our acceptance of an application. Please note that sharers and those in receipt of housing benefit will not be considered for this tenancy. Pets and children will be considered.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880. Ref: H30268L



