



12 Wymers Lane | , South Walsham, Norwich, NR13
65A

£1,600 pcm

Gilson Bailey Lettings are delighted to offer this three bedroom, DETACHED BARN CONVERSION situated in the highly sought after village of South Walsham, a short walk from South Walsham broad and riverside. Accommodation comprising lounge, fitted kitchen, utility room with washing machine and tumble dryer and space for a large fridge freezer, WC and two bedrooms (one with an en-suite shower room) to the ground floor. On the first floor there is further bedroom. Outside there is a driveway providing ample off road parking and a lawned garden enclosed by fencing with lovely field views. The barn benefits from double glazing, LPG gas heating, exposed beams and has been renovated throughout to a very high standard. New 8x6 garden shed. Be quick to book a viewing to appreciate the quality and location on offer. Council Tax Band D. UNFURNISHED *FIELD VIEWS*SOUTH WALSHAM BROAD is CLOSE BY * EPC E rating.



Kitchen (Ground Floor)

3.00m (9'11") x 2.49m (8'3")
 Fitted wall and base units with worktops over sink and drainer electric hob fitted oven integrated dishwasher double glaze window

Lounge (Ground Floor)

5.38m (17'8") x 4.99m (16'5")
 Large french doors and two double glazed windows opening onto the patio area, radiator, ceiling beams

Utility Room (Ground Floor)

3.58m (11'9") x 2.32m (7'8")
 Fitted more on base units with worktops over integrated washing machine and tumble dryer double glaze window, radiator. Space for fridge/freezer.

WC (Ground Floor)

low-level WC hand, hand wash basin, frosted double glaze window. Central heating combi boiler.

Bedroom Three (First Floor)

3.82m (12'7") x 2.57m (8'6")
 double glaze window, radiator

Agents Notes

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Agents Notes

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Outside

Gravelled driveway providing off road parking and lawned garden enclosed by fencing

Bathroom (Ground Floor)

2.62m (8'8") x 2.00m (6'7")
 panelled bath, shower cubicle, low-level WC hand, wash basin, heated towel rail frosted double glaze window

Bedroom One (Ground Floor)

3.53m (11'7") x 3.00m (9'11")
 double glazed window, radiator

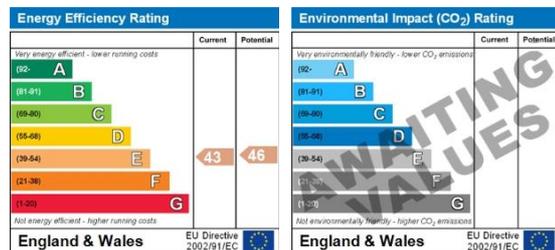
Bedroom Two (Ground Floor)

3.17m (10'5") x 2.99m (9'10")
 double glaze window, radiator. Leading to en suite.

Ensuite (Ground Floor)

1.50m (5'0") x 1.41m (4'8")
 shower cubicle, low-level WC , hand wash basin, heated towel rail extractor fan

Energy ratings



Directions: Take Rouen Rd, King St and Martineau Ln/A1054 to A146, Take A47 to S Walsham Rd/B1140, Continue on S Walsham Rd/B1140. Take Green Ln and Acle Rd to Wymers Ln