



Mill Cottages | , Hellesdon Mill Lane, Norwich, NR6 5A7

£800 pcm

**** VIDEO TOUR **** Gilson Bailey Lettings are delighted to offer this wonderful two bedroom cottage of great charm and character situated in this delightful tucked away setting yet close to local shops, schools, the University & hospital and within easy reach of the city centre. The accommodation comprises of a large living room, separate dining room, superb kitchen with appliances, master bedroom, good sized second bedroom, modern luxury shower room, ATTIC/STUDY ROOM, attractive cottage front garden with a good sized storage shed, gas central heating, double glazing, one parking space, Council Tax Band B, **UNFURNISHED**OUTSIDE STORAGE**CHARMING COTTAGE**PARKING****

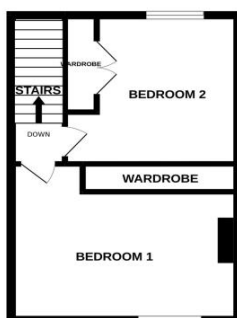


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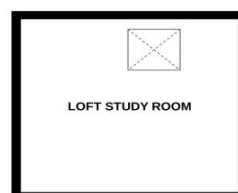
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Bedroom 1 (First Floor)

4.00m (13'2") x 3.70m (12'2")

Double bedroom, front aspect window, feature fireplace, fitted wardrobe space, radiator.

Bedroom 2 (First Floor)

3.00m (9'11") x 2.40m (7'11")

Good sized second bedroom, rear aspect window, fitted wardrobes, radiator.

Attic/Study Room (Second Floor)

Study room with a Velux skylight window which allows much daylight in. Fitted desk space, eaves storage. PLEASE NOTE: this room is accessed via a loft ladder.

Garden

Very attractive cottage style front garden with good sized storage shed. Courtyard rear garden, partially covered providing useful additional space.

Parking

One allocated parking space.

Dining Room (Ground Floor)

3.20m (10'6") x 2.50m (8'3")

Separate dining room, rear aspect window, feature tiled floor, built in storage cupboards, radiator.

Kitchen (Ground Floor)

3.40m (11'2") x 1.90m (6'3")

Superb modern kitchen with ample storage and work surface. Appliances include 5 ring gas hob, electric oven, cooker hood, dishwasher, washing machine, fridge & freezer. Tiled floor, door to rear garden.

Living Room (Ground Floor)

4.13m (13'7") x 3.70m (12'2")

Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace, wooden floor, TV point, radiator.

Shower Room (Ground Floor)

Modern white suite comprising double sized shower cubicle with thermostatic rainfall shower, WC and wash basin. Two heated towel rails, frosted window, extensive tiling.

Energy ratings

Directions: Leave the City via St Augustines and proceed onto the A1402 Aylsham Rd. Turn left onto the Drayton Rd and proceed all the way to the outer ring road traffic lights. Turn left onto the ring Rd and at the 2nd lights turn right onto Hellesdon Hall Rd. Proceed straight over into Hellesdon Mill Ln.