

Trett Phillips Lettings

www.trettphillipsresidential.co.uk



Calthorpe Street, Ingham, Norwich, Norfolk, NR12 9TF
Monthly Rental Of £2,000

Viewing by appointment with our
Stalham Office: (01692) 531400 or sales@trettphillipsresidential.co.uk



INGHAM

Ingham is a small village and civil parish in the English county of Norfolk. It lies close to the village of Stalham, and is about 2 miles from Sea Palling on the North Sea coast. The village has one public house which is called the Swan and Lessingham star public house in the next village of Lessingham.

ENTRANCE HALL

Timber double glazed door to the front of the property and timber double glazed window to the front and rear of the property. Two double cupboards, under floor heating, power points and tiled flooring throughout. Second door leading to the courtyard.

LOUNGE

29' 9" x 16' 6" (9.06m x 5.03m)

Timber double glazed window, wall light, power points including TV point, central fireplace, underfloor heating and carpeted throughout. Two timber double glazed doors leading to the courtyard.

KITCHEN

20' 5" x 16' 7" (6.22m x 5.05m)

Timber double glazed window and door leading to the courtyard. Fitted kitchen with a range of wall and base cupboards, electric oven and ceramic electric hob with cooker hood above. Built in sink with drainer, work surfaces, space for fridge freezer and power points. Underfloor heating, sky light window and integrated dishwasher. Central island with work and seating area.

UTILITY ROOM

9' 1" x 6' 4" (2.77m x 1.93m)

Wall and base cupboards, under flooring heating, plumbing for washing machine, dishwasher and work surfaces, Power points and tiled flooring throughout.

STUDY

9' 1" x 6' 4" (2.77m x 1.93m)

Timber double glazed window, wall lights, power points, underfloor heating and carpeted throughout.

DRESSING ROOM / NURSERY

Sky light window, power points and carpeted throughout. Door to en suite.

BEDROOM ONE

17' 5" x 13' 9" (5.30m x 4.19m)

Timber double glazed window and timber door leading onto the courtyard. Power points including TV point, wall lights and under floor heating. Door into dressing room / nursery.

EN SUITE

Sky light, wash hand basin with vanity, roll top bath and WC. Heated towel rail, under floor heating, wall lights and tiled flooring throughout.

BEDROOM TWO

13' 8" x 12' 9" (4.16m x 3.88m)

Timber double glazed window, power points including TV point, wall lights, under floor heating and carpeted throughout.

BEDROOM THREE

14' 0" x 9' 8" (4.26m x 2.94m)

Timber double glazed window, power points including TV point, wall lights, under floor heating and carpeted throughout.

BEDROOM FOUR

14' 0" x 8' 7" (4.26m x 2.61m)

Timber double glazed window, power points including TV point, wall lights, under floor heating and carpeted throughout.

BATHROOM

Timber double glazed window. The suite comprises of wash hand basin with vanity, shower cubicle and WC. Wall lights, under floor heating and tiled flooring throughout.

OUTSIDE

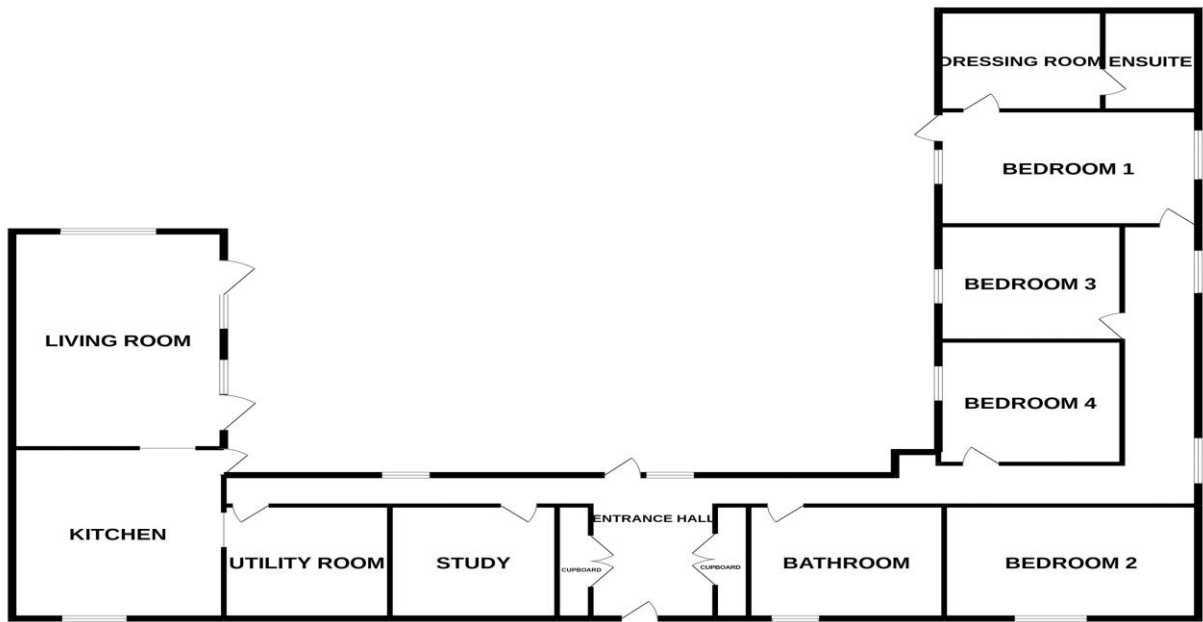
GARDEN

Courtyard enclosed garden mainly laid to shingle and patio area.

PARKING

offering ample of off-road parking.

GROUND FLOOR
2293 sq.ft. (213.1 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5-2022





Council Tax: TBC EPC Rating: TBC Tenure: Freehold

- Exclusive development
- Rural and peaceful setting
- High quality finish throughout
- New build barn conversion
- Centre courtyard and enclosed garden
- Solid oak doors, under floor heating and master bedroom with en suite
- Stunning kitchen, fully equipped and centre island
- Ample parking

Trett Phillips
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