



## NEW ROAD NORWICH, NR11 7BF

£2,750 PCM

Nestled in the charming village of Bessingham, just a short drive from the vibrant city of Norwich, this exquisite barn conversion on New Road offers a unique blend of rustic charm and modern living. With four spacious bedrooms, this property is perfect for families or those seeking a serene retreat in the countryside.

The barn conversion has been thoughtfully designed to retain its original character while incorporating contemporary comforts. High ceilings and large windows flood the living spaces with natural light, creating a warm and inviting atmosphere. The open-plan layout seamlessly connects the living, dining, and kitchen areas, making it ideal for entertaining guests or enjoying family time.

Each of the four bedrooms is generously sized, providing ample space for relaxation and privacy. The master suite features an en-suite bathroom, ensuring a tranquil haven for unwinding after a long day. The additional bedrooms are versatile and can easily be adapted to suit your needs, whether as guest rooms, a home office, or playrooms.

**H**  
**HENLEYS**  
Residential Sales & Lettings

## NEW ROAD

- Detached Barn Conversion • Spacious
- Lounge/Diner • Kitchen/Breakfast
- Room • Downstairs Bedroom & En-suite • Three
- Further Bedrooms • Family Bathroom & Further En-suite
- Double Cartshed & Off Road Parking • Front & Rear Gardens • Unfurnished/Part Furnished & Available NOW • Call Henleys to view

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Outside, the property boasts a delightful garden, perfect for enjoying the fresh air and picturesque views of the surrounding countryside. There is ample space for outdoor dining and entertaining, making it an ideal spot for summer gatherings.

Located in Bessingham, you will benefit from the peaceful village lifestyle while still being within easy reach of Norwich's amenities, including shops, restaurants, and excellent schools. This barn conversion is a rare find, offering a perfect balance

of rural charm and modern convenience. Do not miss the opportunity to make this stunning property your new home.

### Kitchen/Breakfast Room

Double glazed entrance door to the rear aspect, double glazed high level window to the side aspect, full length double doors and window to the front aspect, range of base units and island, Quartz style work surfaces with matching upstands, inset stainless steel sink with mixer tap over, inset electric hob with extractor hood over, integrated fridge, integrated freezer, full height ceiling with exposed beams, feature brick alcoves, polished porcelain tiles with under floor heating, door to Utility Room and open to Lounge/Diner.

### Utility Room

Base units with work surface over, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, cupboards housing hot water tank, door to WC.

### WC

Concealed cistern dual flush WC, surface mounted wash hand basin with chrome mixer tap over, tiled flooring.

### Lounge/Diner

Double glazed door to the rear aspect, double glazed double doors and window to the front aspect, feature wood burner, engineered oak flooring with under floor heating, double doors to Hallway.

### Hallway

Double glazed door to the rear aspect, engineered oak flooring with under floor heating, stairs rising to the first floor, door to Bedroom 2.



## Bedroom 2

Double glazed door to the front aspect, carpeted flooring, underfloor heating, door to En-suite.

## En-Suite

Bath with rain fall shower over, twin surface mounted wash hand basins with mixer taps over, concealed cistern dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

## Stairs and Landing

Stairs rising from the ground floor, Velux window to the rear aspect, carpeted flooring, doors to Bedrooms 1, 3, 4 and Bathroom.

## Bedroom 1

Velux window to the rear aspect, wall mounted oil fired radiator, carpeted flooring, door to En-suite.

## En-suite

Velux window to the front aspect, large shower cubical with rainfall shower head, surface mounted wash hand basin with mixer tap over, concealed cistern dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

## Bathroom

Velux window to the rear aspect, bath with rain fall shower over, twin surface mounted wash hand basins with mixer taps over, concealed cistern dual flush WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

## Bedroom 4

Velux window to the rear aspect, wall mounted oil fired radiator, carpeted flooring.

## Bedroom 3

Velux window to the rear aspect, wall mounted oil fired radiator, carpeted flooring.

## Outside

The property is approached via a shared shingled driveway leading to the double cart shed and provides additional off road parking to the front of the cart shed. This driveway also provides access to the front garden which is laid to lawn and to the rear garden which is enclosed by brick walls and is mainly laid to lawn. The rear garden houses the oil tank.

## FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £634.61 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£2,115.39) along with the deposit of £3,173.07 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

# WRIGHTONS BARN NEW ROAD





Total floor area: 235.0 sq.m. (2,529 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	