PER CALENDAR MONTH

£1,300 PER CALENDAR MONTH

Colby Corner, NR11 7EB

Arnolds | Keys

THE PROPERTY

The Hornbeams Colby Corner, NR11 7EB

Nestled in the charming area of Colby Corner, midway between Aylsham and North Walsham, this delightful and highly appealing detached bungalow offers a perfect blend of comfort, efficiency, versatility and individuality.

This oak framed and timber clad property was completed in 2012 and offers 2 double bedrooms, each with access to an ensuite shower room, a large open plan living area of which is a distinctive and well fitted kitchen. This property is ideal for couples or those seeking a peaceful retreat.

The standout features of this property are the location, ample parking, easily managed gardens and efficient running costs boosted by air source heating and double glazing helping the property achieve an EPC rating of C.

The rooms feature vaulted ceilings with exposed beams, quality tiled flooring with underfloor heating, whilst the covered veranda is a delightful area to sit and relax. There is a detached summer house / home office which can be rotated to take advantage of the sun.

EPC Rating C Council Tax A.

Highly individual and distinctive detached bungalow offering a perfect blend of comfort, efficiency and versatility

2 2 1 A C

INTERNAL

Property Details

ENTRANCE PORCH / SUN ROOM
An L shaped room, mainly of uPVC construction with single and double entrance doors, tiled flooring, spot lights, fitted storage and access to the veranda.

OPEN PLAN LIVING ROOM
A delightful and verstaile room with vaulted ceiling, exposed beams and tiled flooring. Skylights with remotely operated blinds, spot lights and 2 French doors giving access to the veranda. Opening to kitchen. Doors to both bedrooms.

KITCHEN
A distinctive and well fitted kitchen with a good range of units with gloss red door fronts set beneath a solid oak work surface with inset sink. Integrated fridge / freezer, inset induction hob and oven. Integrated dish washer. Tiled floor and uPVC windows to rear. Door to utility room.

BEDROOM
Vaulted ceiling and exposed beams, spot lights, tiled floor and uPVC French doors to veranda. Fitted wardrobe and sliding doors to dressing room.

DRESSING ROOM
Tiled floor, uPVC window and fitted open fronted units.

ENSUITE
Tiled floor, wash basin, WC, bidet and level entry shower. Towel rail / radiator, part tiled walls, extractor and uPVC window.

UTILITY ROOM
Matching units to those of the kitchen, worktop and inset sink. Plumbing for washing machine, tiled floor. uPVC window and half glazed door to rear garden. Storage units with sliding doors. Door to en suite.

BEDROOM
Tiled floor, uPVC window, vaulted ceiling with beams, fitted unit and doors to living room and front porch.

ENSUITE
Tiled floor, wash basin, WC, bidet and level entry shower. Towel rail / radiator, part tiled walls, extractor and uPVC window.

OFFICE / SUMMER HOUSE
Electric heating.

TENANTS NOTE
The deposit for this property is £1500.

EPC Rating C. Council Tax Band A - North Norfolk

Mains water and electric available or connected. Private drainage. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £300. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

GROUND FLOOR

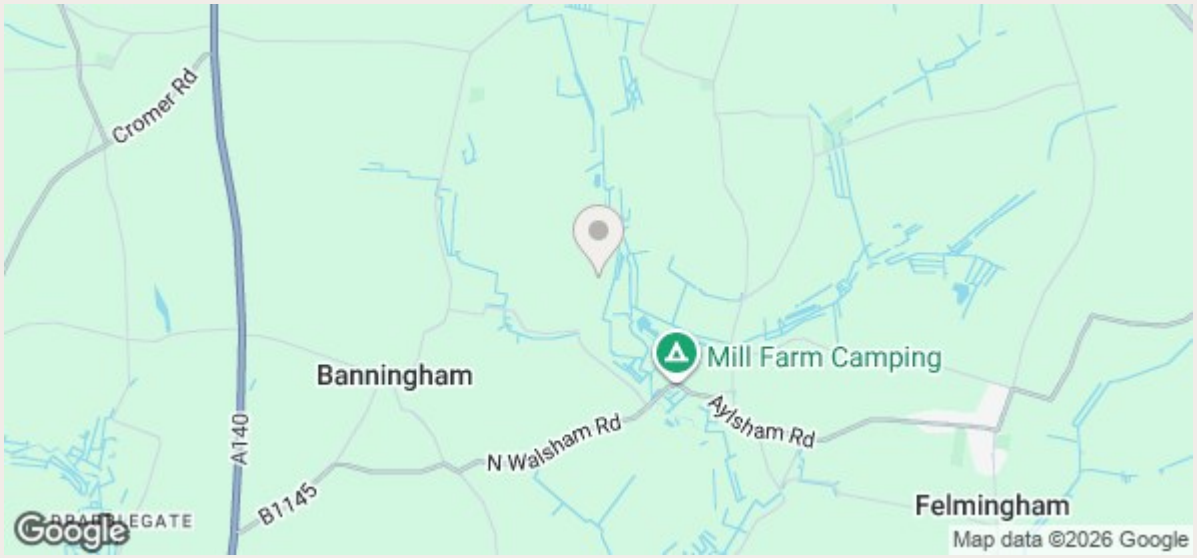
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026

EXTERNAL

Property Details

The property is screened by hedging which will be maintained by the landlord. A long drive leads to the allocated parking spaces.

To the rear of the property is a private garden area with fruit trees.

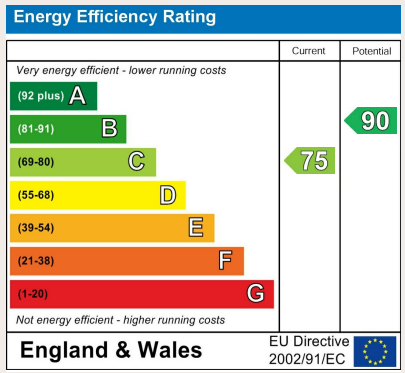


LOCATION

The Hornbeams Colby Corner, NR11 7EB

Colby is a small rural village set within the attractive North Norfolk countryside. It offers a peaceful setting while still being conveniently located around 4 miles from the highly popular and well served market towns of Aylsham & North Walsham and about 15 miles from Norwich. Colby has a primary school and a garage and is close to Banningham which has a public house and village hall.

Energy Performance Certificate



Arnolds | Keys

Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551