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5 High Road
Burgh Castle, Great Yarmouth, NR31 9QQ

Guide Price **£380,000-£400,000** Freehold
EPC Rating D

Bycroft Estate Agents are delighted to present this beautifully presented and extended detached family residence situated in the popular village of Burgh Castle. The property benefits from a good size entrance hall, three reception rooms, superb kitchen/diner/breakfast room and a ground floor shower room. On the first floor there is three double bedrooms with dressing room to principal and a spacious family bathroom. The property benefits from oil fired central heating, double glazing, a driveway to the front and an enclosed, low maintenance rear garden.

SPACIOUS ENTRANCE HALL

entrance door; stairs to first floor; understairs storage cupboard; cloaks cupboard; double storage cupboard.

LOUNGE

17' 7" x 14' 7" (5.36m x 4.44m) two windows to front aspect; two radiators; tiled flooring; feature fireplace with open fire; double doors into Sitting Room.

SITTING ROOM

11' 3" x 8' 2" (3.43m x 2.49m) side window; radiator; tiled flooring; large open archway to Garden Room.

GARDEN ROOM

7' 8" x 7' 8" (2.34m x 2.34m) windows and French doors out to rear garden; tiled flooring.

FEATURE KITCHEN / DINER / BREAKFAST ROOM

21' 10" x 11' 3" (6.65m x 3.43m) worktop with a range of shaker style units; base cupboards including integrated dishwasher and washing machine and resin one bowl sink with mixer tap; further bank of units comprising pull out shelving, integrated fridge freezer, shelved storage cupboard and eye level AEG oven and grill; central island/breakfast bar with four ring AEG hob, pan drawers and storage cupboards; double wall unit; window to rear aspect; bay window to rear; French doors out to rear garden; two modern radiators.

SHOWER ROOM

walk in shower with body jets, rainfall showerhead plus soaker; wc; wash hand basin with mixer tap and mirror over; tiled walls and flooring.

FIRST FLOOR LANDING

side window; radiator.

BEDROOM 1

15' 3" x 11' 7" plus large door recess (4.65m x 3.53m) two windows to rear aspect; radiator.

DRESSING ROOM

11' 10" x 6' 11" (3.61m x 2.11m) fitted units comprising a range of drawers, hanging rails and corner display unit.

BEDROOM 2

17' 4" x 8' 6" (5.28m x 2.59m) window to rear aspect; radiator; access to roof space.

BEDROOM 3

11' 6" x 9' 9" (3.51m x 2.97m) window to front aspect enjoying distant field views; radiator.

SPACIOUS BATHROOM

fitted with a modern suite comprising wc; freestanding bath with mixer tap and shower attachment; pedestal wash hand basin with mixer tap; chrome heated towel rail; frosted window.

OUTSIDE

To the front of the property there is a brickweave driveway with borders containing shrubs and plants. Gated side access with oil storage tank, brick store and access to the rear where there is an enclosed, low maintenance, garden with a large brickweave patio area, shingled rear border, raised decked patio and storage shed.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 664000.

COUNCIL TAX

This property is currently listed as Band D.

