



Bycroft Estate Agents



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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**13 Park Road**  
Gorleston, Great Yarmouth, NR3 1 6EJ

**£2,000 pcm**  
EPC Rating D



**A fantastic opportunity to acquire this deceptively spacious five bedroom detached family residence located in the very sought after location just of Marine Parade in close proximity of the James Paget Hospital. Very well presented with spacious and flexible accommodation, south facing rear garden and ample off road parking.**

#### **SPACIOUS ENTRANCE HALL**

carpet; double glazed entrance door; carpeted stairs to first floor; small understairs storage cupboard; radiator; large side window.

#### **LOUNGE**

21' 1" x 16' 4" max (6.43m x 4.98m) plus curved bay window to front aspect; stained wood flooring; further two windows to front aspect; fireplace; two radiators.

#### **OFFICE / PLAYROOM**

13' 11" x 12' 11" (4.24m x 3.94m) stained wood flooring; radiator; full length windows to rear aspect; floor to ceiling shelving units.

#### **DINING ROOM**

14' 0" x 12' 0" max (4.27m x 3.66m) carpet; windows to either side aspect; radiator; storage cupboard housing Valliant gas fired boiler with shelving; opening into Kitchen / Diner and door to Cloakroom.

#### **CLOAKROOM**

vinyl flooring; pedestal wash hand basin; wc; frosted window; extractor fan.

#### **KITCHEN / DINER**

18' 2" x 16' 6" max (5.54m x 5.03m) vinyl tile effect flooring; worktops with a good range of base cupboards and drawers; built in NEFF oven with five ring gas hob over with light and extractor; space for upright fridge freezer; space and plumbing for dishwasher; stainless steel bowl and a half sink with mixer tap; further I-shaped worktop with cupboards and drawers and larder cupboard to the side; space and plumbing for washing machine and tumble dryer; wall units including display units; windows to side and rear aspects; door out to rear; radiator.

#### **FIRST FLOOR LANDING**

carpet; four side windows (one of which is a tilt and turn fire escape); two radiators; access to roof space; airing cupboard with immersion cylinder and shelving.

#### **BEDROOM 1**

21' 9" into bay x 14' 1" (6.63m x 4.29m) plus a range of fitted wardrobes including two doubles, two singles and double door entry into En Suite; carpet; bay window to front aspect offering sea views; two radiators.

#### **EN SUITE**

vinyl flooring; built in storage cupboard; pedestal wash hand basin; wc; shower cubicle with mains shower fittings and two soakers; downlights; frosted window; modern white upright radiator/towel rail.

#### **BEDROOM 2**

13' 10" x 12' 11" (4.22m x 3.94m) carpet; window to rear aspect; radiator.

#### **BEDROOM 3**

12' 6" x 9' 11" max (3.81m x 3.02m) carpet; window to rear aspect; radiator.

#### **BEDROOM 4**

9' 3" x 8' 1" (2.82m x 2.46m) carpet; window to rear aspect; radiator.

#### **BEDROOM 5**

10' 6" x 8' 4" (3.2m x 2.54m) carpet; side window; radiator.

#### **BATHROOM**

vinyl flooring; recently installed suite with bath with centralised mixer tap; I-shaped vanity unit comprising wc with concealed push button cistern, wash hand basin with mixer tap and storage cupboards beneath; large walk in shower cubicle with mains shower fittings and two soakers; modern white upright radiator/towel rail; frosted window; downlights.

#### **OUTSIDE**

To the front of the property is low brick walling with wrought iron fencing, double wrought iron gates providing access to a spacious driveway with space for several cars, lawned area and side pathway to entrance door. Gated access to rear. To the rear is a good size, enclosed, garden with full width paved patio, large lawn and large timber shed.

#### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.

#### **COUNCIL TAX**

This property is currently listed as Band E.

