



Boles Barn North Manor Farm Road
East Somerton, Great Yarmouth, NR29 4DY

£975 pcm
EPC Rating C

Innovatively designed semi-detached barn style dwelling positioned in a beautiful rural setting, highly energy efficient. The property provides many features including light and airy living environment created by large high level windows which on the first floor provides unparalleled countryside views. The property benefits from car parking and courtyard style low maintenance gardens. An early viewing is highly recommended.

ENTRANCE HALL

11' 1" x 8' 2" (3.38m x 2.49m) under stairs cupboard.

FAMILY BATHROOM

7' 6" x 7' 2" (2.30m x 2.20m) tiled floor and walls; suite comprising bath with shower over; further walk-in shower cubicle; low level wc; wash hand basin.

BEDROOM 2

11' 1" x 10' 2" (3.40m x 3.10m) built-in wardrobes.

UTILITY ROOM

6' 6" x 5' 6" (2.00m x 1.70m) Kitchen unit with worktop and sink unit; glazed door to rear garden.

BEDROOM 3

11' 1" x 10' 2" (3.40m x 3.10m)

STAIRS TO FIRST FLOOR

OPEN PLAN LIVING/DINING ROOM

19' 4" x 18' 0" (5.90m x 5.50m) large floor to ceiling windows providing unparalleled countryside view; spotlighting under floor heating.

KITCHEN AREA

18' 0" x 7' 10" (5.50m x 2.40m) fully fitted kitchen comprising a range of floor and wall mounted cupboards and drawers with a high quality finish; integrated cooker, hob, fridge and freezer, extractor fan.

PANTRY STORE

4' 3" x 4' 3" (1.3m x 1.3m)

MASTER BEDROOM 1

12' 9" x 10' 5" (3.90m x 3.20m) including fitted wardrobes.

EN SUITE SHOWER ROOM

6' 6" x 5' 10" (1.98m x 1.78m)

Low level wc; walk-in shower unit; hand wash basin.

OUTSIDE

To the front of the property there is a gravelled drive and parking for up to 2 vehicles. An undercroft parking space is also provided. Boiler room/store. Patio area and gardens.

AGENTS NOTE

The landlord has requested no children under the age of 14 for health and safety reasons. A small dog may be accepted subject to an extra £25 on the rent. The barn is on the right hand side of the picture.

VIEWING

Strictly by appointment with the sole selling agents BYCROFT LETTINGS. Tel. 01493 844489

SERVICES

Mains electric and water. Oil fired central heating with ground floor radiators and first floor under floor heating.



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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 are 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