



Elmhurst, St Michaels Close

Ormesby St Michael, Great Yarmouth, NR29 3LJ

£1,450 pcm

EPC Rating E

Three bedroom detached property situated in lovely private enclosed corner plot with generous sized accommodation and parking for two/three vehicles. The property is accessed by a private driveway.

LEAN TO CONSERVATORY

tiled flooring; windows surrounding; two radiators; wooden internal door to the side of the property with main entrance into Hallway.

HALLWAY

9ft' long (2.74m) carpet; radiator; doors to three Bedrooms, Lounge, Shower Room, Bathroom, Dining Room.

BEDROOM 1

15' 5" x 13' 1" (4.7m x 4.0m) carpet; radiator; double glazed windows to front and side aspects; two built in double wardrobes.

BEDROOM 2

13' 1" including bay x 11' 9" (4.0m x 3.6m) carpet; radiator; double glazed bay window to front; additional double glazed window to side; built in double wardrobe plus additional floor to ceiling storage cupboard.

BEDROOM 3

13' 5" x 10' 9" including bay (4.1m x 3.3m) carpet; radiator; double glazed bay window to front; built in double wardrobe plus additional floor to ceiling storage cupboard.

LOUNGE

26' 10" including bay x 10' 9" (8.2m x 3.3m extending to 4.0m) light and airy room with dual aspect double glazed windows including large bay overlooking the enclosed private front garden; large brick fireplace with open fire; carpet; two radiators.

SHOWER ROOM

fully tiled walls and flooring; white suite comprising of low level wc; hand wash basin with vanity unit beneath; corner shower cubicle with mains connected shower; two double glazed windows; wall mounted radiator/towel radiator.

BATHROOM

fully tiled walls and flooring; white suite comprising of low level wc; hand wash basin enclosed within large vanity unit with surface either side and shelving and drawers beneath; bath; radiator; double glazed window.

DINING ROOM

15' 5" x 13' 1" (4.7m x 4.0m) carpet; radiator; double glazed window to rear; storage/airing cupboard housing hot water tank; door to Kitchen.

KITCHEN

10' 9" x 9' 2" (3.3m x 2.8m) tiled flooring; white shaker style wall and base units with drawers and work surface over; built in electric oven and four ring electric hob with extractor hood over; built in slimline dishwasher; corner cupboard with pull out carousel; built in fridge freezer; one and a half bowl stainless steel sink unit; double glazed window overlooking garden; door for rear access; door to Sun Room.

SUN ROOM

17' 4" max x 15' 8" max (5.3m x 4.8m) tiled flooring; double glazed windows to front and side aspects; two radiators; wooden door into side garden; door to Utility / WC.

UTILITY / WC

tiled flooring; plumbing for washing machine with work surface over; low level wc; hand wash basin; frosted double glazed window to side.

OUTSIDE

The property is accessed by a gated driveway which provides parking for two/three vehicles. There is a large outbuilding to the side (this is only to be used for storage purposes). To the outside there is a large wrap around garden with mature bushes and shrubs surrounding, summerhouse and garden shed. A gardener could be arranged for an additional fee.

AGENT'S NOTE: There is a dell behind the bungalow, this area should not be accessed by the Tenant and would not be the Tenant's responsibility to maintain.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band E.

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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 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