



7 Greenacres, Woodfarm Lane
Gorleston, Great Yarmouth, NR31 7JA

£1,300 pcm
EPC Rating D

Beautifully presented four bed bungalow which has been completely modernised to a high standard throughout. There is a modern fitted gloss kitchen, modern white bathroom suite, en suite to principal bedroom and lovely sun room to the rear overlooking the beautifully maintained enclosed rear garden. The property sits on a very good size plot and also benefits from solar panels which give free electricity during the day.

HALLWAY

10' 0" long (3.05m) LVT flooring; doors to all rooms; cupboard housing hot water tank.

DINING ROOM

10' 5" x 7' 10" (3.2m x 2.4m) LVT flooring; electric radiator; double glazed window to front.

BATHROOM

7' 10" x 5' 6" (2.4m x 1.7m) LVT flooring; modern white suite comprising of bath with electric shower over and shower screen to side; wc and sink within vanity unit with cupboards and surface over; frosted double glazed window to front; wall mounted towel warmer/radiator.

KITCHEN

10' 9" x 7' 2" (3.3m x 2.2m) LVT flooring; modern fitted mint green gloss wall and base units with drawers and granite effect worksurface over; built in electric oven with four ring hob and extractor hood; one and a half bowl stainless steel sink unit; double glazed window into Sun Room.

LOUNGE

15' 1" x 10' 9" (4.6m x 3.3m) carpet; electric radiator; bifolding doors into Sun Room.

SUN ROOM

19' 4" x 13' 5" (5.9m x 4.1m) LVT flooring; double glazed windows to front and side aspects; sliding patio doors onto garden; downlights; skylight.

BEDROOM 1

10' 9" x 10' 2" (3.3m x 3.1m) plus wardrobes; carpet; electric radiator; double glazed window overlooking garden; three double wardrobes with sliding doors giving ample hanging space and drawers with telephone point inside; door to En Suite.

EN SUITE

LVT sparkle flooring; low level wc (with macerator); hand wash basin with vanity unit beneath; shower unit with mains connected shower and folding door.

BEDROOM 2

13' 1" x 7' 2" (4.0m x 2.2m) carpet; electric radiator; double glazed window to front; double wardrobe with mirror fronted sliding doors.

BEDROOM 3

12' 9" x 7' 2" (3.9m x 2.2m) carpet; electric radiator; double glazed window to front.

BEDROOM 4

9' 10" x 8' 6" (3.0m x 2.6m) plus built in cupboards providing great storage space; LVT flooring; electric radiator; patio doors onto garden with blinds.

OUTSIDE

To the front of the property is a low maintenance block paving area with pathway leading to the front door. The property can also be accessed from a gate further along which goes into the end side section of the garden. To the rear is a beautifully maintained garden with many features including patio area immediately leading off the Sun Room in flag stone paving with path that leads round and up to the corner summerhouse with power and lighting. A raised lawn runs the length of the garden with raised borders with mature bushes and shrubs. A bar sits in the corner opposite the summerhouse, again with power and lighting, and further patio seating area in front. To the side of the property is a generous size brickweave private space with access to the front and two garden sheds, one of which has power and lighting. The property comes with one allocated parking space.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band B.



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