



Springfield, Royden Way

Fleggburgh, Great Yarmouth, NR29 3AZ

£1,100 pcm

EPC Rating D

A beautifully redecorated three bedroom bungalow in quiet cul de sac location offered with wrap around garden and en suite and walk in wardrobe to principal bedroom.

ENTRANCE HALL

new laminate flooring; cloaks cupboard; central heating controls; fuse board.

PRINCIPAL BEDROOM

13' 3" x 10' 5" (4.06m x 3.18m) new carpet; radiator; window to side elevation; walk-in wardrobe 2.50m x 1.75m; built-in wardrobe and shelving units; loft hatch.

EN SUITE SHOWER ROOM

8' 2" x 7' 1" (2.49m x 2.16m) new tiled flooring; suite comprising pedestal wash basin with hot and cold tap; low level wc; walk-in shower unit; wall mounted towel radiator; extractor fan; high level window to side elevation.

BEDROOM 2

9' 10" x 7' 9" (3.02m x 2.38m) new carpet; radiator; window to side elevation.

BATHROOM

7' 10" x 7' 1" (2.40m x 2.17m) new vinyl flooring; new suite comprising low level wc; pedestal wash basin with hot and cold tap; bath with shower over; high level window to side elevation; radiator.

BEDROOM 3

13' 8" x 7' 10" (4.19m x 2.40m) new carpet; radiator; window to rear elevation.

LOUNGE

17' 7" x 10' 1" (5.36m x 3.09m) new carpet; radiator; window to front elevation; feature fireplace with inset wood burner.

DINING AREA

11' 4" x 7' 4" (3.46m x 2.25m) new carpet; radiator; patio doors to rear garden.

KITCHEN

10' 0" x 9' 10" (3.05m x 3.00m) new laminate wooden flooring; fitted kitchen comprising a range of floor and wall mounted cupboards and drawers with gloss silver fronts and stainless steel pull handles; vinyl worktops over with integrated vinyl sink with hot and cold mixer tap; integrated four ring electric hob with extractor fan over; integrated Diplomat electric oven; fitted fridge and freezer; space for washing machine/dishwasher.

CONSERVATORY

9' 4" x 4' 7" (2.86m x 1.41m) with plumbing for washing machine and plug for tumble dryer; patio door to rear garden.

OUTSIDE

To the front of the property there is a garden area laid to grass with perimeter shrubs and driveway parking and single garage. To the rear of the property there is a fully enclosed garden, lawn with mature shrubs; greenhouse. Oil tank with external oil fired boiler.

AGENT'S NOTE

The garden must be maintained to the same standard as shown in these photographs. Failure to do so, a gardener will be tasked at your expense.

COUNCIL TAX

Band C

VIEWING

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



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
mw@bycroftestateagents.co.uk

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