



9 Scratby Crescent

Scratby, Great Yarmouth, NR29 3QS

£850 pcm

EPC Rating TBC

A lovely two bed bungalow with additional dressing room/study offering unrestricted sea views. Very well presented throughout. Available immediately. Offered part furnished or unfurnished.

KITCHEN

10' 5" x 10' 5" (3.2m x 3.2m) tile effect vinyl flooring; vaulted ceiling; beech effect wall and base units with worksurface over; built in electric oven; four ring hob with extractor hood over; freestanding appliances to include washer/dryer, fridge and freezer; double glazed window and door to front; door to Dining Room.

DINING ROOM

11' 5" x 10' 9" (3.5m x 3.3m) carpet; vaulted ceiling with wooden beams; storage heater; fire surround with electric wood burning effect heater; double glazed window to rear; windows looking into Sun Room with sea views beyond; doors to Bedroom, Lounge and Inner Hallway; (dining table and four chairs).

BEDROOM 1

11' 5" x 8' 6" (3.5m x 2.6m) carpet; vaulted ceiling; panel heater; double glazed window to rear offering sea views; (wardrobe and bedside table).

BEDROOM 2

10' 5" x 8' 6" (3.2m x 2.6m) carpet; vaulted ceiling; panel heater; double glazed window to front; (wardrobe and two bedside tables).

INNER HALLWAY

carpet; doors to Study and Bathroom.

STUDY / DRESSING ROOM

7' 2" x 4' 11" (2.2m x 1.5m) carpet; panel heater; double glazed window to front; cupboard housing water cylinder.

BATHROOM

tile effect vinyl flooring; modern white suite comprising low level wc; hand wash basin with vanity unit beneath; bath with telephone style showerhead and mixer tap; separate shower cubicle with folding door and electric shower; frosted double glazed window.

SUN ROOM / LOUNGE

14' 1" x 8' 6" (4.3m x 2.6m) carpet; storage heater; double glazed windows and door overlooking garden with large green space beyond and sea views; (two sofas, TV unit and TV).

OUTSIDE

To the front of the property is a low maintenance area. To the rear is a low maintenance garden with decking and stone area, garden shed and gate leading out onto the green area where the sea sits beyond that.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.

