



25 Ryelands

Hemsby, Great Yarmouth, NR29 4NP

£875 pcm

EPC Rating D

An extended semi detached house. Lounge, kitchen/dining room, 2 bedrooms, bathroom, upvc double glazed windows, electric night storage heating, extended garage with workshop and car parking.

ENTRANCE PORCH

part double glazed upvc entrance door; ceramic tiled flooring; double glazed window; door to:

LOUNGE

17' 1" x 12' 1" (5.21m x 3.68m) including the staircase to first floor with open understairs recess; wood effect laminate flooring; two night storage heaters; double glazed window; door to:

KITCHEN

12' 1" x 6' 9" (3.68m x 2.06m) fitted with a range of cream finish wall and base units with dark oak wood block effect worksurface over; extractor hood; recess with electric cooker point; single drainer one and a half bowl sink unit with mixer tap; space and plumbing for automatic washing machine; ceramic tiled flooring; recesses for fridge and freezer; night storage heater; double glazed window to side aspect; open access to:

DINING/SITTING ROOM

9' 4" x 8' 1" (2.84m x 2.46m) night storage heater; coved ceiling; double glazed French doors to rear garden; door to:

REAR HALL

part double glazed upvc side entrance door; night storage heater; ceramic tiled flooring; built-in cloaks storage cupboard.

FIRST FLOOR

LANDING

access to insulated loft space.

BEDROOM 1

12' 1" x 8' 9" (3.68m x 2.67m) double glazed window to front aspect; night storage heater.

BEDROOM 2

12' 2" x 7' (3.71m x 2.13m) plus built-in airing cupboard; night storage heater; double glazed window to rear aspect.

BATHROOM

coloured suite comprising panelled bath with electric shower fitting over; vanity unit with wash basin; low level wc; part tiled walls; frosted double glazed window to side aspect; extractor fan; electric fan heater.

OUTSIDE

To the front of the property there is a low maintenance stoned chipped garden area with inset shrubs; bushes and flowering plants. Adjacent to the house is a long stone driveway providing off street car parking and access to the GARAGE/WORKSHOP 16'5" x 8'2" with up and over door; power and lighting; door to WORKSHOP 9'5" x 7'8" with fitted workbenches and storage units; power and lighting, personal door leading to the rear garden. Outside light. Outside tap. At the rear of the property is a low maintenance paved garden area enclosed by timber panelled fencing.

COUNCIL TAX – band B

SERVICES

Mains water; electricity and drainage are connected to the property.

VIEWING

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

DIRECTIONS

Leave Great Yarmouth northwards on the A149. At the second roundabout take the second exit onto B1159. Continue across the next roundabout. Enter Hemsby and turn left at the first set of crossroads into Yarmouth Road. After a couple of hundred yards turn right into Barleycroft and turn second left into Ryelands.

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