



8 Peacock Drive

Bradwell, Great Yarmouth, NR31 9BG

£1,450 pcm

EPC Rating D

Bycroft Lettings are delighted to offer this beautifully presented four bedroom family home with private off road parking, integrated garage, living room with French doors, downstairs cloakroom and en suite shower room to principal bedroom.

ENTRANCE HALL

Karndean style flooring; double glazed entrance door; radiator; carpeted stairs to first floor; storage/cloaks cupboard.

CLOAKROOM

tiled flooring; low level wc; hand wash basin; frosted double glazed window.

DINING ROOM

11' 1" x 9' 1" (3.38m x 2.77m) Karndean style flooring; radiator; double glazed window to front with blinds and curtains.

LIVING ROOM

14' 4" x 11' 10" (4.37m x 3.61m) Karndean style flooring; radiator; double glazed window to side with blinds; further double glazed windows with blinds and French doors with blinds leading out to garden.

KITCHEN

11' 6" x 10' 5" (3.51m x 3.18m) tiled flooring; white gloss wall and base units with white granite effect sparkle worksurface over; built in double oven and four ring gas hob with extractor hood over; integrated dishwasher; white double composite sink with showerhead mixer tap; double glazed window with blinds overlooking rear garden; door to Utility Room.

UTILITY ROOM

7' 3" x 6' 3" (2.21m x 1.91m) tiled flooring; white gloss wall and base units with wood effect worksurface over; stainless steel sink and drainer with mixer tap; radiator; door to Garage.

FIRST FLOOR LANDING

Karndean style flooring to landing area; loft access; double glazed window.

BEDROOM 1

10' 2" x 12' 2" (3.1m x 3.71m) Karndean style flooring; radiator; double glazed windows to rear and side with blinds and curtains; door to En Suite.

EN SUITE

tiled flooring; low level wc; hand wash basin; shower enclosure with electric shower and folding door; wall mounted towel warmer/radiator; mirror fronted cabinet.

BEDROOM 2

10' 9" x 9' 6" (3.28m x 2.9m) Karndean style flooring; radiator; double glazed window to front aspect with blinds and curtains.

BEDROOM 3

10' 2" x 7' 3" (3.1m x 2.21m) Karndean style flooring; radiator; double glazed window to rear aspect with blinds.

BEDROOM 4

11' 1" x 7' 10" (3.38m x 2.39m) Karndean style flooring; radiator; double glazed windows to front and side aspects with blinds and curtains; cupboard housing hot water tank with shelving.

FAMILY BATHROOM

tiled flooring; low level wc; wash hand basin with shelf over; bath with mixer tap and showerhead attachment for handheld and waterfall showerheads, screen to side; mirror fronted cabinet; shelving; wall mounted towel warmer/radiator.

OUTSIDE

To the front there is a low maintenance enclosed frontage with slate chippings and patio area with wrought iron railings surrounding and entrance gate leading to the front door. To the rear of the property there is a fully enclosed garden with hard standing area to the back with raised planters with power point, central grassed area, large garden shed with power, gate to the side giving access to the driveway and entrance to the garage with up and over electric door, power and light inside and door into Utility Room.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band D.



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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