



I Hinderer Close

Martham, Great Yarmouth, NR29 4FP

£1,400 pcm

EPC Rating C

Spacious detached family home situated in a popular development within the village of Martham. Offering four bedroom accommodation, with en suite to principal bedroom, two reception rooms, kitchen/breakfast room, utility room and downstairs cloakroom. Landscaped gardens to the front and rear. The property benefits from UPVC double glazing, central heating via an air source heat pump and a 14 panel solar system giving reduced rate electricity.

ENTRANCE HALL

13' 4" max x 8' 0" max (4.06m x 2.44m) double glazed composite door to front; LVT flooring with fitted coir matting; carpeted stairs to first floor landing.

SITTING ROOM

13' 3" x 10' 9" (4.04m x 3.28m) LVT flooring; UPVC double glazed window to front with fitted blind; wall mounted electric fire; radiator.

DINING ROOM

10' 9" x 9' 9" (3.28m x 2.97m) LVT flooring; UPVC double glazed windows to front and side aspects with fitted blinds; radiator.

OPEN PLAN KITCHEN / BREAKFAST ROOM

20' 3" x 9' 6" (6.17m x 2.9m) LVT flooring; fitted with a range of wall and base units with quartz worksurfaces over; inset one and a half bowl sink with mixer tap over; inset double electric oven, electric hob and cooker hood; plumbing for dishwasher; space for fridge freezer; UPVC double glazed window and UPVC French door to rear with fitted blinds; radiator.

UTILITY ROOM

6' 1" x 5' 3" (1.85m x 1.6m) LVT flooring with fitted coir matting; fitted with a range of wall and base units; plumbing for automatic washing machine; space for tumble dryer; double glazed composite door to side; radiator; door to:

CLOAKROOM

5' 3" x 3' 1" (1.6m x 0.94m) LVT flooring; fitted with a white suite comprising of a pedestal wash hand basin; low level wc; extractor fan; radiator.

FIRST FLOOR LANDING

14' 7" minus stairwell x 7' 5" max (4.44m x 2.26m) airing cupboard; UPVC double glazed window to side with fitted blind.

BEDROOM 1

11' 5" x 11' 4" (3.48m x 3.45m) carpet; fitted wardrobes; UPVC double glazed window to rear with fitted blind; radiator; door to:

EN SUITE SHOWER ROOM

6' 0" max x 6' 4" into shower cubicle (1.83m x 1.93m) LVT flooring; fitted with a white suite comprising of a pedestal wash hand basin; low level wc; walk in shower cubicle with wall mounted shower unit; fully tiled walls; shaver point; heated towel rail radiator; extractor fan; UPVC double glazed window to rear with fitted blind.

BEDROOM 2

11' 6" x 11' 0" into door recess (3.51m x 3.35m) carpet; UPVC double glazed window to front with fitted blind; radiator.

BEDROOM 3

9' 0" max x 9' 10" max (2.74m x 3m) carpet; UPVC double glazed windows to front and side aspects with fitted blinds; radiator.

BEDROOM 4

8' 3" x 7' 9" (2.51m x 2.36m) carpet; UPVC double glazed window to front with fitted blind; radiator.

BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) LVT flooring; fitted with a white suite comprising of a pedestal wash hand basin; low level wc; panelled bath with mixer tap and wall mounted shower unit over; tiled splashbacks; extractor fan; UPVC double glazed window to side with fitted blind.

OUTSIDE

To the front is an open plan garden with purple slate chippings and paved pathways with mature plants. To the rear is a landscaped garden with small grassed area and additional area with purple slate chippings, patio area, tap, rear access gate to block paved driveway providing off road parking for two vehicles and timber shed measuring 9' 10" x 9' 5" with power and light and further store area to rear. **Agent's Note:** The garage is not included in the letting - this is being retained by the landlord.

VIEWINGS

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

14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

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