



12 Crome Drive, Breydon Park
Cobholm, Great Yarmouth, NR31 0HN

£950 pcm
EPC Rating C

Well presented two/three bedroom property with enclosed garden to the rear. The garage has been converted to make an additional bedroom (bedroom 3) or home office/study/playroom. There is an open plan lounge/kitchen and two bedrooms on the second floor. The property is available immediately.

ENTRANCE HALLWAY

19' 8" long (6.0m) vinyl flooring; double glazed entrance door; radiator; understairs storage cupboard; carpeted stairs to first floor; doors to Utility, Garage (conversion) and WC.

WC

vinyl flooring; low level wc; hand wash basin; radiator.

BEDROOM 3 / STUDY / PLAYROOM (FORMER GARAGE)

16' 4" x 8' 10" (5.0m x 2.7m) carpet; radiator.

UTILITY ROOM

7' 10" x 6' 2" (2.4m x 1.9m) vinyl flooring; radiator; double glazed door to rear; worksurface with space beneath for appliance; central sink unit with storage cupboard under; wall mounted boiler.

FIRST FLOOR LANDING

carpet; window overlooking the rear; radiator; stairs to second floor; door to Open Plan Lounge / Kitchen.

OPEN PLAN LOUNGE / KITCHEN

27' 6" long in total (8.4m)

LOUNGE AREA

17' 0" x 13' 9" (5.2m x 4.2m) laminate flooring; two radiators; double glazed window and Juliette balcony overlooking the front; access to Kitchen.

KITCHEN AREA

9' 6" x 7' 10" (2.9m x 2.4m) vinyl flooring; navy wall and base units with worksurface over; built in oven and four ring gas hob with extractor hood over; fitted dishwasher; one and a half bowl stainless steel sink unit; double glazed window to rear; radiator.

SECOND FLOOR LANDING

carpet; double glazed window overlooking the rear; radiator; doors to Bedrooms and Bathroom.

BEDROOM 1

13' 9" x 10' 9" (4.2m x 3.3m) carpet; radiator; double glazed window to front.

BATHROOM

9' 10" x 5' 10" (3.0m x 1.8m) vinyl flooring; white suite comprising of low level wc; hand wash basin; p-shaped bath with shower over with waterfall and handheld showerheads and screen to side; radiator.

BEDROOM 2

10' 2" x 7' 10" (3.1m x 2.4m) laminate flooring; radiator; double glazed window to rear.

OUTSIDE

To the front of the property there is parking for one vehicle (Agent's Note: please note that the garage is NOT in use). To the rear of the property is an enclosed, low maintenance, shingled garden.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band B.