



3 Hall Close

Fleggburgh, Great Yarmouth, NR29 3FD

£950 pcm

EPC Rating C

Rare opportunity to acquire this beautifully presented 2 bed apartment in the exclusive village development of former bygone village in Fleggburgh. Under floor heating throughout, en-suite shower rooms to both bedrooms, parking and garage with electric charging point. Garden to rear with very spacious shed.

ENTRANCE HALLWAY

LVT flooring with under floor heating; doors to all rooms; cupboard housing controls for under floor heating which is via air source heat pump.

WC

LVT flooring with under floor heating; low level WC; hand wash basin within vanity unit, wall mounted mirror over.

OPEN PLAN LOUNGE DINING KITCHEN

LOUNGE area 6'3"x 4'0" - LVT flooring with under floor heating; two double-glazed window to front aspect with electric fitted blinds controlled by remote.

KITCHEN 2'4"x 2'3" LVT flooring; under floor heating; mottled double-glazed window to side; range of modern, cream wall and base units with integrated appliances to include - fridge freezer, washing machine and dishwasher, work surface over; stainless steel sink and drainer; built-in oven, hob and extractor hood.

BEDROOM 1

12' 5" x 9' 2" (3.8m x 2.8m) including built-in wardrobe; carpet with under floor heating; double-glazed window with electric blinds to rear; storage cupboard; door to:

EN-SUITE

7' 6" x 3' 7" (2.3m x 1.1m) tiled floor with under floor heating; modern white suite comprising of low level WC; hand wash basin with vanity unit; walk-in shower with handheld and waterfall showerheads; shaver point.

BEDROOM 2

12' 5" x 9' 2" (3.8m x 2.8m) including in built-in wardrobe; carpet with under floor heating; double-glazed window to rear with electric blinds; door to:

EN-SUITE

7' 6" x 3' 7" (2.3m x 1.1m) tiled floor with under floor heating; modern white suite comprising of low level WC; hand wash basin with vanity unit; walk-in shower with handheld and waterfall showerheads; shaver point.

OUTSIDE

To the front of the property there is a driveway for one vehicle in front of the garage with electric roller door, power and lighting, eaves storage, outside electric charging point for car. Garden area immediately behind the property with patio and slate chippings, extra area to right hand side of this with a generous sized shed 5'x2'5" with power and lighting inside.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band B.