

£2,000 Per
Per Calendar Month



High Road

Burgh Castle, NR31 9QL

- Extremely spacious family home
- 3/4 double bedrooms
- Good size garden at the rear
- Field views
- Oil central heating
- Driveway suitable for multiple vehicles
- Gated off road parking
- 4/5 reception rooms
- Set in sought after Burgh Castle
- EPC rating: E51

**PAUL
HUBBARD**



Location

This home is located in a tranquil village within the historic Norfolk county, known for its picturesque landscapes, including the Broads and other areas of exceptional natural beauty. Positioned on the east bank of the River Waveney, Burgh Castle is approximately 3.7 miles west of Great Yarmouth. It is renowned for housing one of several Roman forts built to safeguard against Saxon raids, adding to the area's rich historical significance.

Entrance hall

Laminate flooring, UPVC entrance door to the front aspect, under stair storage cupboard, stairs leading to the first floor landing and doors opening to the sitting room & home office.



Sitting room

4.90 max x 4.65 max

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and French doors opening to the dining room.

Dining room

5.77 max x 4.25 max

Laminate flooring, x2 UPVC double glazed windows to the side aspect, radiator, a door opens to the home office, UPVC French doors open to the rear garden, an opening leads through to the conservatory and an archway takes you to a hallway.



Conservatory

4.25 max x 1.56 max

Vinyl flooring and UPVC double glazed windows to the side & rear aspect.

Reception room/ bedroom 4

4.45 x 3.07

Fitted carpet, radiator, UPVC double glazed window to the side aspect and UPVC French doors open to the front.



Home office

3.7 max x 3.12 max

Laminate flooring, UPVC double glazed window to the rear aspect and an archway opening leads through to the kitchen/ breakfast room.



Kitchen/ breakfast room

7.6 x 2.7

Tile flooring, UPVC double glazed window to the front & rear aspect, x2 radiators, units above & below, laminate work surfaces, inset stainless steel double sink & drainer, mixer tap, tile splash back, stainless steel extractor hood, integrated fridge, spaces for a double oven (Rangemaster style) and a washing machine and a UPVC door opens to the rear garden.



Stairs leading to the first floor landing

Brand new fitted carpet, eaves storage space, timber framed double glazed Velux window, loft access and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

6.60 max x 3.76 max

Brand new fitted carpet, UPVC double glazed window & French doors to the rear aspect, radiator, fitted wardrobes and double doors opening to the en-suite shower room.



En-suite shower room

3.21 x 2.31

Tiled floor & walls, down lights, UPVC double glazed obscure window to the front aspect, radiator, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled corner bath with a mixer tap & a hand-held shower attachment.

Bedroom 2

3.34 max x 3.33 max

Brand new fitted carpet, UPVC double glazed window to the front aspect, radiator and a built in wardrobe.

Bedroom 3

3.35 x 2.46

Brand new fitted carpet, UPVC double glazed window to the front aspect, radiator and a built in wardrobe.



Bathroom

2.68 x 1.63

Tiled floor & walls, down lights, UPVC double glazed obscure window to the rear aspect, heated towel rail, suite comprises a toilet, a tiled wash basin with a mixer tap, a panelled corner bath with a mixer tap, a mains fed shower and a glass shower screen.





Outside

The front of the property features a driveway providing parking for multiple vehicles, complemented by a laid lawn to the side and mature trees and shrubs, enhancing the landscape. The main entrance door is situated at the front and a patio area in front of bedroom 4/reception room, offers extra outdoor space. Gated access leads to further parking at the side, continuing around to the rear garden.

The rear garden includes a patio area and a spacious laid lawn, bordered by various plants and shrubs. A paved area offers an ideal spot for a table and chairs, perfect for outdoor dining. The garden also features a timber storage shed and is fully enclosed by a panel fence surround.

Application process

If you are interested in applying for this property there is a simple process

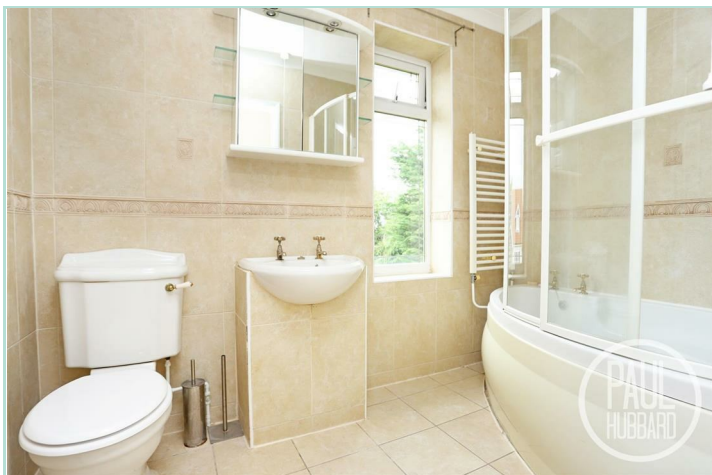
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of £5,000 (found on alto) per month (this can be a combined income if more than 1 tenant

*Deposit - Deposit is usually 5 weeks rent.


**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.







Council Tax Band: E
 EPC Rating: E
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 and 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