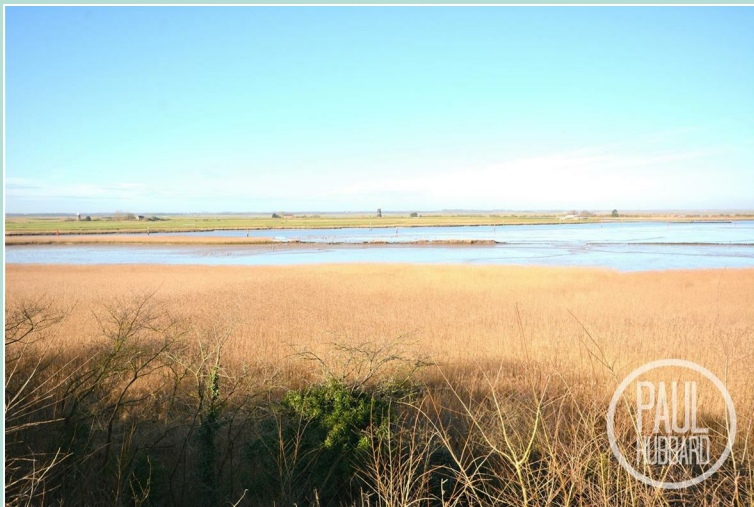


£1,250 Per  
Per Calendar Month



## Grebe Gardens

Burgh Castle, NR31 9QL

- Extremely spacious
- Two double bedrooms - Both with en suite, walk in wardrobe & Juliette balcony
- Allocated car parking space
- Eco heating, solar panels and underfloor heating
- Additional services and care available on site (costs can be provided after viewing)
- South facing communal garden
- Sought after Burgh Castle location - Close to local amenities and popular walking attractions
- Available NOW
- Contact us for more information





## LOCATION

The properties are situated in a peaceful village in the historic Norfolk county. Norfolk contains the Broads and other areas of outstanding natural beauty. Burgh Castle lies on the east bank of the River Waveney which is approximately 3.7 miles West of Great Yarmouth. Burgh Castle is home to one of several Roman forts constructed to hold cavalry as a defence against Saxon raids.

## ADDITIONAL FEATURES

Paul Hubbard Estate Agents are proud to offer this opportunity to **\*\* OVER 50's \*\***. These properties not only offer a home, they offer a lifestyle. Attention to detail has been paid throughout the building process and a considered finish of materials have been used. The property offers energy efficient microgeneration air source heating, underfloor heating on the ground floor and solar panels.

The property has been designed to accommodate the needs of everyone with an extra wide staircase (room for a stair lift if required), wide doorways, a carer call point and daily warden visits. An annual service charge is payable, please enquire for more information. Supplementary tariff services are available upon request including cleaning, afternoon tea, scheduled meals and medication assistance, please enquire for more details.

## SITTING ROOM

7.2 x 4.8

The composite entrance door and a double glazed window sits to the front aspect. The sitting room offers under floor heating, spotlights, a high fibre internet connection and multiple TV points and plug sockets. An opening to the hallway leads to a storage cupboard for coats and shoes, a ground floor cloakroom and the kitchen/diner. A double width staircase with potential for a stairlift leads to the first floor landing.

## STORAGE CUPBOARD

1.7 x 1.3

A spacious storage cupboard with door opening to side aspect.

## GROUND FLOOR CLOAKROOM

2.3 x 2.5

The downstairs WC offers under floor heating, fitted flooring, spotlights, a toilet, a heated towel rail and a vanity unit with inset wash basin. A door opens into the hallway.

## KITCHEN

7.2 x 3.3

2 UPVC double glazed windows to rear aspect. The kitchen comprises of under floor heating spotlights and a fitted kitchen that can be designed to your choice. The show home comprises of glossy grey units above and below with worktops and soft close features supplied by Howdens. Laminate work surfaces, a stainless steel sink with drainer, integrated dishwasher, extractor fan, oven and 4 ring electric hob and space for a fridge freezer. A door opens to the utility room.

## UTILITY ROOM

2.8 x 1.5

The utility rooms offers under floor heating, spotlights, electric Viessmann boiler, Howdens units above and below and space for a washing machine & tumble dryer.

## FIRST FLOOR LANDING

Doors open to bedrooms 1 and 2. The loft hatch above offers access to eaves storage.

## BEDROOM 1

5.1 x 5.0

UPVC double glazed French doors to front aspect sitting inside a Juliette balcony. Spotlights above and doors opening to a walk in wardrobe and ensuite.



### BEDROOM 1 ENSUITE

3.2 x 2.0

Wet room, spotlights, heated towel rail, vanity unit with inset wash basin and toilet. Easy clean aqua board surrounding a walk in mains fed rainfall shower.

### BEDROOM 2

5.1 x 5.0

UPVC double glazed French doors to front aspect sitting inside a Juliette balcony. Spotlights above and doors opening to a walk in wardrobe and ensuite.

### BEDROOM 2 ENSUITE

2.3 x 2.0

Wet room, spotlights, heated towel rail, vanity unit with inset wash basin and toilet. Easy clean aqua board surrounding a walk in mains fed rainfall shower.

### OUTSIDE

The front of the property is south facing and overlooks a maintained and landscaped communal garden. A resin pathway for easy wheel chair access leads to the main entrance door. The rear of the property is a laid lawn within a timber fence surround and has beautiful countryside views. Pedestrian access to Back Lane at the rear.

### 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 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*Deposit - Deposit is usually 5 weeks rent.

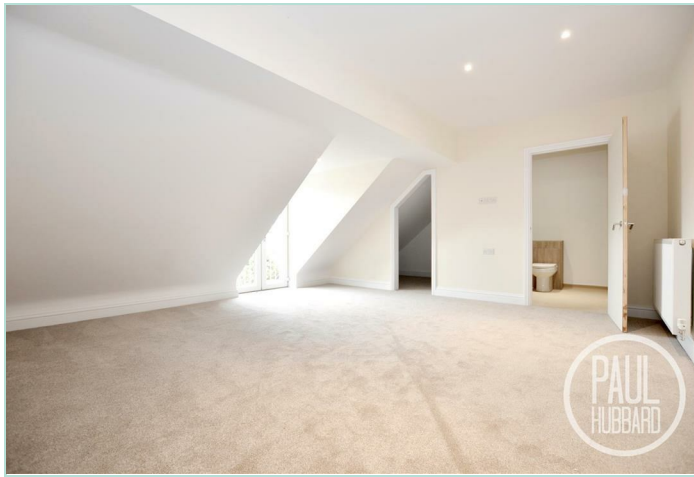
\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

### Disclaimer

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.



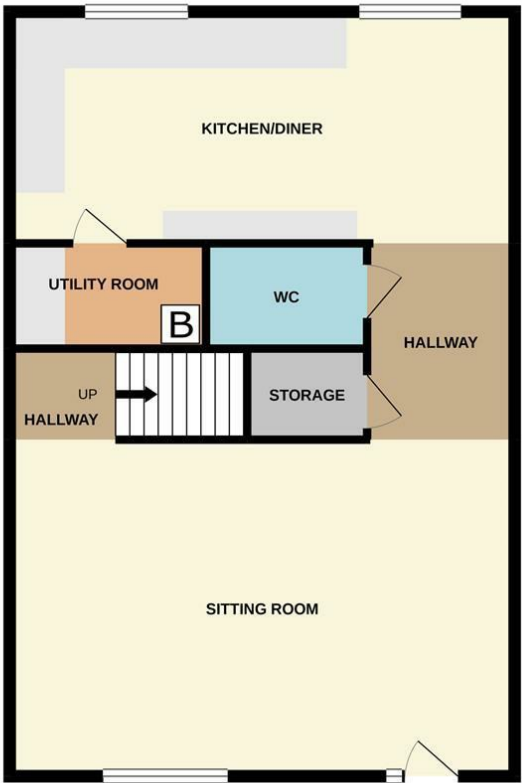




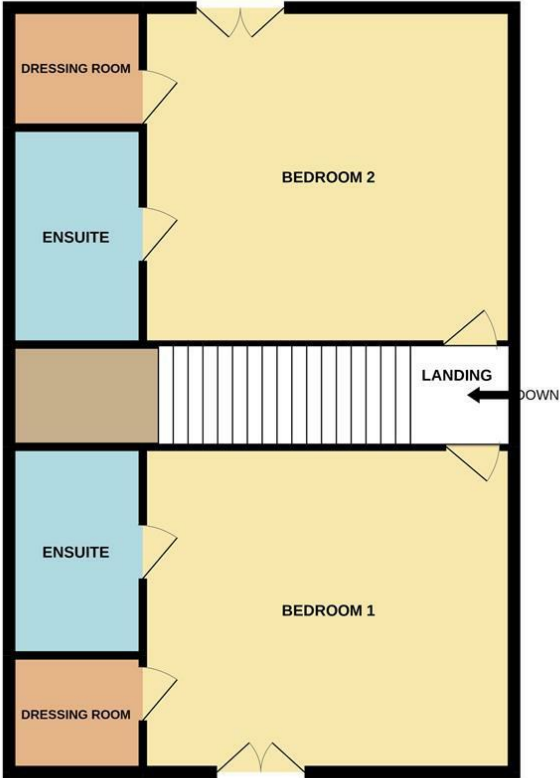
Tenure:  
Council Tax Band:  
EPC Rating:  
Local Authority: Great Yarmouth Borough Council

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

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.  
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 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