



**9 Scratby Crescent**

Scratby, Great Yarmouth, NR29 3QS

**£950 pcm**

EPC Rating E

**A lovely two bed bungalow with additional dressing room/study offering unrestricted sea views. Very well presented throughout.**

## **KITCHEN**

10' 5" x 10' 5" (3.2m x 3.2m) tile effect vinyl flooring; vaulted ceiling; beech effect wall and base units with worksurface over; built in electric oven; four ring hob with extractor hood over; freestanding appliances to include washer/dryer, fridge and freezer (left as goodwill); double glazed window and door to front; door to Dining Room.

## **DINING ROOM**

11' 5" x 10' 9" (3.5m x 3.3m) carpet; vaulted ceiling with wooden beams; storage heater; fire surround with electric wood burning effect heater; double glazed window to rear; windows looking into Sun Room with sea views beyond; doors to Bedroom, Lounge and Inner Hallway.

## **BEDROOM 1**

11' 5" x 8' 6" (3.5m x 2.6m) carpet; vaulted ceiling; panel heater; double glazed window to rear offering sea views; (2 bedside table).

## **BEDROOM 2**

10' 5" x 8' 6" (3.2m x 2.6m) carpet; vaulted ceiling; panel heater; double glazed window to front; (2 wardrobes).

## **INNER HALLWAY**

carpet; doors to Study and Bathroom.

## **STUDY / DRESSING ROOM**

7' 2" x 4' 11" (2.2m x 1.5m) carpet; panel heater; double glazed window to front; cupboard housing water cylinder.

## **BATHROOM**

tile effect vinyl flooring; modern white suite comprising low level wc; hand wash basin with vanity unit beneath; bath with telephone style showerhead and mixer tap; separate shower cubicle with folding door and electric shower; frosted double glazed window.

## **SUN ROOM / LOUNGE**

14' 1" x 8' 6" (4.3m x 2.6m) carpet; storage heater; double glazed windows and door overlooking garden with large green space beyond and sea views.

## **OUTSIDE**

To the front of the property is a low maintenance area. To the rear is a low maintenance garden with decking and stone area, garden shed and gate leading out onto the green area where the sea sits beyond that.

## **VIEWINGS**

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

## **COUNCIL TAX**

The property is currently listed as Band A.

