



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.

