



**33 Manorfield Close**

Ormesby St Margaret, Great Yarmouth, NR29 3RF

**£925 pcm**

EPC Rating D

**A semi-detached two bedroomed house located in a quiet cul-de-sac within the popular village of Ormesby St Margaret. Offering open plan lounge and dining room area, conservatory to the rear, oil fired central heating, front and rear garden, driveway parking and single garage. The property is available end of May.**

### **ENTRANCE LOBBY**

double glazed entrance door; carpeted stairs to first floor; window to side; door to:

### **LOUNGE / DINER**

13' 5" x 10' 0" (4.1m x 3.07m)

### **LOUNGE AREA**

lamine wooden flooring; understairs cupboard containing oil fired central heating boiler.

### **DINING AREA**

lamine wooden flooring; doors to Kitchen and Conservatory.

### **KITCHEN**

8' 8" x 8' 2" (2.66m x 2.51m) laminate wooden flooring; a range of floor and wall mounted white fronted cupboards and drawers; stainless steel extractor fan; single drainer stainless steel sink unit; glazed door to side parking area; window to rear garden.

### **CONSERVATORY**

9' 3" x 7' 5" (2.83m x 2.27m) vinyl flooring; door to rear garden.

### **FIRST FLOOR LANDING**

carpet; loft access.

### **BEDROOM 1**

8' 9" x 13' 6" max (2.69m x 4.12m) including fully fitted triple wardrobe with mirrored fronts; carpet; airing cupboard with hot water tank; walk in wardrobe; window to front.

### **BEDROOM 2**

10' 0" x 9' 8" (3.06m x 2.97m) including fitted double wardrobe with mirrored fronts; carpet; window to rear.

### **BATHROOM**

6' 7" x 5' 5" (2.03m x 1.67m) vinyl flooring; three piece suite including corner bath with shower over; wash hand basin; low level wc; window to rear.

### **OUTSIDE**

To the front of the property there is a new gravelled driveway and part concrete part paved parking area with fencing leading to a five bar farm gate to a side parking area with parking for up to three vehicles with carport over. There is a single garage with an up and over door and electric power points. To the rear is a fully enclosed low maintenance garden with oil tank located to the rear of the single garage.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.



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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