



44 Horsley Drive

Gorleston, Great Yarmouth, NR31 7RD

£1,100 pcm

EPC Rating C

An immaculately presented three bedroom end of terraced house conveniently situated close to shops and amenities as well as the James Paget Hospital and schools for all ages.

ENTRANCE HALL

entrance door; stairs to first floor; radiator.

CLOAKROOM

wc; vanity unit with wash hand basin, mixer tap and cupboard under; heated towel rail; frosted window.

KITCHEN

10' 6" x 8' 5" (3.2m x 2.57m) l-shaped worktop with a range of base cupboards and drawers; built in oven with four ring gas hob and light and extractor; space and plumbing for washing machine; stainless steel bowl and a half sink with mixer tap; tiled splashback; a range of wall units; heated towel rail; window to front aspect.

LOUNGE / DINER

15' 6" max x 14' 8" (4.72m x 4.47m) high gloss laminate flooring; French doors with fixed side panels leading out to rear garden; two radiators; deep understairs storage cupboard.

FIRST FLOOR LANDING

carpeted stairs; access to roof space; radiator; cupboard housing Ideal gas combination boiler.

BEDROOM 1

12' 8" x 8' 6" (3.86m x 2.59m) plus built in triple wardrobe; carpet; window to rear aspect; radiator.

BEDROOM 2

12' 8" max x 8' 1" (3.86m x 2.46m) carpet; window to front aspect; radiator.

BEDROOM 3

9' 1" x 6' 8" (2.77m x 2.03m) carpet; window to rear aspect; radiator.

BATHROOM

tiled flooring; wc; pedestal wash hand basin; bath with mixer tap and shower attachment; chrome heated towel rail; frosted window; extractor fan.

OUTSIDE

To the front of the property there is a garden area with shrubs and plants and pathway to the front door. To the rear there is an enclosed garden with paved patio, lawn, raised borders well stocked with shrubs and plants and timber store. Further side garden with lawned area, timber shed and gate providing pedestrian access to driveway with space for one car.

VIEWINGS

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

COUNCIL TAX

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