



**5a Rushton Drive**

Carlton Colville, Lowestoft, NR33 8GB

**£875 pcm**

EPC Rating C

**Very well-presented and recently redecorated one-bedroom property. This modern accommodation benefits from its own private entrance, an allocated parking space, and a private rear garden.**

### **ENTRANCE HALLWAY**

coir matting, double glazed entrance door, radiator, carpeted stairs to first floor.

### **HALLWAY**

carpet, doors to all rooms, loft access, radiator, double glazed window to rear.

### **BEDROOM**

10' 5" x 9' 6" (3.2m x 2.9 built in cupboard) carpet, radiator, double glazed window to front, built-in storage cupboard housing boiler with motion sensor light inside.

### **LOUNGE**

12' 1" x 10' 5" (3.7m x 3.2m) carpet, radiator, double glazed window to front.

### **KITCHEN**

8' 2" x 7' 10" (2.5m x 2.4m) vinyl flooring, modern fitted kitchen with new cupboard doors, vinyl worksurface over, stainless steel sink and drainer, space and plumbing for washing machine, built-in electric oven, four ring hob with extractor hood over, space for fridge freezer, double glazed window to rear.

### **BATHROOM**

8' 2" x 4' 7" (2.5m x 1.4m) vinyl flooring, white suite comprising of low level wc, hand wash basin, bath with mains connected shower over and screen to side, double glazed window to rear, radiator.

### **OUTSIDE**

To the front of the property is a pathway leading up to the front entrance door. To the side is the allocated parking space and to the rear there is access into a private, enclosed, low maintenance garden with large garden shed.

### **VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 844484.

### **COUNCIL TAX**

This property is currently listed as Band A

