Bycroft
LETTINGS









1 Archway Cottages, Main Road

Filby, Great Yarmouth, NR29 3HS

£1,350 pcm

EPC Rating D

Three bed semi-detached townhouse style property situated in the sought after village of Filby. With spacious sitting room, garden room, modern fitted kitchen, family bathroom, utility and store room. Great location with stunning views over adjoining countryside.

ENTRANCE HALL
laminate flooring; double glazed door to side; carpeted stairs to first floor landing with understairs storage cupboard.

SITTING ROOM
21' 0" x 10' 11" (6.4m x 3.33m) carpet; UPVC double glazed window to front with blinds; French door to Conservatory/Garden Room flanked by two double glazed full height windows; wall lights.

CONSERVATORY / GARDEN ROOM
17' 10" max x 8' 10" max (5.44m x 2.69m) laminate flooring; UPVC double glazed windows to rear and side with fitted blinds; UPVC double glazed French door to rear; doors into Kitchen and Sitting Room.

KITCHEN
11' 7" x 8' 10" (3.53m x 2.69m) fitted with a range of wall and base units; inset single drainer sink with mixer tap; integrated dishwasher; double electric oven and inset electric hob with cooker hood over; tiled splashbacks; French doors to Garden Room.

UTILITY
8' 11" x 8' 11" (2.72m x 2.72m) (accessed via external door by garage) UPVC double glazed door to side; a range of base units with roll edge worksurfaces over; inset stainless steel sink; plumbing for automatic washing machine; space for tumble dryer; access into:

BOILER ROOM / STORE ROOM
11' 8" x 8' 11" (3.56m x 2.72m) floor mounted oil fired central heating boiler; water softener; solar PV system unit. This provides a good size storage area.

FIRST FLOOR LANDING carpet; loft access.

BEDROOM 1
11' 11" x 10' 11" (3.63m x 3.33m) carpet; UPVC double glazed window to rear with blinds; radiator.

BEDROOM 2
10' 11" x 8' 9" (3.33m x 2.67m) carpet; UPVC double glazed window to front; radiator.

BEDROOM 3
8' 11" x 8' 6" (2.72m x 2.59m) carpet; UPVC double glazed window to rear with blinds; radiator.

SHOWER ROOM
fitted with a white suite comprising of a low level wc; vanity wash hand basin with wall unit providing cupboard and shelved storage; corner quadrant shower cubicle with wall mounted shower unit; fully tiled walls; heated towel rail radiator; two UPVC double glazed windows to side with roller blinds.

OUTSIDE
To the outside front of the property is a garden area laid mainly to an elevated lawn with low maintenance shingle border, block paved driveway providing off road parking and giving access to the garage and an arched covered storm porch area, paved stairway with ornate metalwork fence and gate leading to the entrance door. Garage with power, light and electric rollerdoor to front. Outside rear is mainly laid to lawn with well stocked shrub borders and established trees, timber shed, generous patio area with raised brick planters, established hedging and paved stairway to rear of the property with powerpoints and tap.

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

COUNCIL TAX
The property is currently listed as Band B.

DISCLAIMER
Photographs are for marketing purposes only and may have been taken prior to the property being occupied. Where a property is tenanted, furniture, personal belongings and pets may be present at the time of viewing.

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