Bycroft
ESTATE AGENTS









25 Macmillan Way

Little Plumstead, Norwich, NR13 5FE

£975 pcm

EPC Rating C

Located just a short drive from Norwich City centre this well presented 1 bedroom apartment benefits from being freshly decorated throughout and new carpets fitted, a water softener serves the whole apartment, there is fitted wardrobes to the bedroom and a well presented kitchen with built in appliances. Additionally there is a garage and parking for at least 2 vehicles. Available immediately.

ENTRANCE LOBBY
newly fitted carpet; radiator; double glazed entrance door; carpeted stairs to first floor.

LANDING
newly fitted carpet; radiator; double glazed window to rear aspect; two cupboards, one for storage/cloaks and another housing the boiler with further storage space inside.

OPEN PLAN LOUNGE KITCHEN
22' 3" x 16' 8" (6.8m x 5.1 overall) **lounge area** (5.1m x 3.0m) newly fitted carpet; two radiators; double glazed window overlooking green space to the rear; large window overlooking the front aspect.
kitchen area (3.6m x 3.1m max) vinyl flooring; good range of wall and base units with drawer unit and work surface over; built-in electric oven with four ring gas hob and concealed extractor hood; built-in fridge freezer and washing machine; space and plumbing for dishwasher; two double glazed windows to front aspect; radiator; space for dining table.

BEDROOM
14' 9" x 11' 5" (4.5 max plus wardrobe narrowing to 3.2m x 3.5m) L-shaped room; newly fitted carpet; radiator; double glazed window to front aspect; triple wardrobe doors housing hanging rails, box shelving and overhead shelf with mirror to inside of one door; free standing drawer unit. Door to;

BATHROOM
modern, white suite comprising of low level wc; hand wash basin; bath with mixer tap and showerhead attachment; frosted double glazed window; radiator; tiled floor.

OUTSIDE
garage with up and over door with power and lighting inside and tap connection, space in front for at least two vehicles, pathway to side with area for bin store leading to gate which provides access on the green space area. To the side of the gate is a secure outside storage space (Agents note: the area that sits alongside this store is the tenants responsibility to maintain).

AGENTS NOTE - ACCESS TO THE PROPERTY
All though the address is Macmillan Way the property is accessed from Nelson Drive via car which gives access into the parking and garage at front entrance door, the rear access gate is located off Macmillan Way.

COUNCIL TAX
The property is currently listed as Band A.

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

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.





14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

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