



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftstateagents.co.uk
01493 844489
lettings@bycroftstateagents.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 and 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

40 Warren Road
Gorleston, Great Yarmouth, NR31 6JT

£2,925 pcm
EPC Rating C

Bycroft Lettings are delighted to present this four/five bedroom prestigious property in sought after location. The property was renovated inside to a high specification. Benefitting from versatile accommodation with four reception rooms for multiple use, stunning fitted kitchen with built in appliances, utility room, downstairs shower room, integral garage and en suite to principal bedroom with three good size bedrooms in addition. This property is located just a short walk from the beautiful Gorleston beach and ideally located near to the James Paget Hospital and local schools and amenities. This is a rare opportunity to acquire a stunning substantial property in this prime location.

This property would lend itself very well to tenants requiring downstairs accommodation. Reception 1 could be used as a lounge with the study being used as a bedroom with accessibility to the downstairs shower room.

The property is accessed via a very large in/out driveway providing parking for numerous vehicles with access to garage with electric door and canopied front entrance with outside lighting.

ENTRANCE HALLWAY

carpet; radiator; feature round window to side; carpeted stairs to first floor; doors leading into the front Lounge, Study/Bedroom 5 and Kitchen.

RECEPTION 1 / LOUNGE

carpet; bay windows to front and side aspects with built in blinds to windows; brick feature fireplace (not in use); door to Study/Bedroom 5.

REAR HALLWAY

Karndean style flooring with underfloor heating; larges cloaks cupboard; further cupboard housing water cylinder and underfloor heating controls; doors to Study/Bedroom 5 and Kitchen.

STUDY / BEDROOM 5

carpet; radiator; double glazed window to side; built in display cupboard; two feature wall lights.

KITCHEN / DINING ROOM

beautifully fitted kitchen with extensive range of white gloss wall and base units with rose gold detail and white sparkle work surface over; built in appliances including two ovens, large freezer, wine fridge, large fridge, dishwasher; composite sink and drainer with brass mixer tap; large central island with units and drawers below; three rose gold hanging lights over and bar stools; bifolding doors on to patio and garden beyond; large dining area with skylight over; Karndean flooring; doors to Utility, Sitting Room and Sun Room.

UTILITY ROOM

Karndean flooring; grey gloss wall and base units with black composite sink; washing machine and tumbler dryer (left as goodwill); cupboard housing boiler; composite door to rear garden; door to Shower Room.

SHOWER ROOM

Karndean flooring and part tiled walls; white suite comprising of low level wc; corner shower cubicle with mains connected shower; wall hung grey gloss vanity unit with large sink and illuminated mirror over; frosted double glazed window to side; wall mounted towel warmer/radiator.

RECEPTION 2 / SITTING ROOM

carpet; radiator; bay window with built in blinds to windows; floor to ceiling feature fireplace with integrated wood burner; two sofas, armchair and two footstools.

SUN ROOM

Karndean flooring; freestanding log burner to the corner; bifolding doors to patio and garden beyond; skylight to ceiling; door to Garage.

FIRST FLOOR LANDING

carpet; spacious open area which could serve as a study area with window overlooking garden; radiator; large walk in storage cupboard with shelves, wardrobe and radiator inside.

BEDROOM 1

newly fitted carpet; feature fireplace (closed off); double glazed window to side and double-glazed window to front which offers distant sea views; two triple wardrobes and three four door drawer units; radiator; door to En Suite.

EN SUITE

laminated flooring; beautiful fitted white modern suite with corner shower cubicle with mains connected shower; low level

wc; twin sinks within white gloss vanity unit with large, illuminated mirror over; frosted double glazed window to rear; wall mounted towel warmer/radiator.

BEDROOM 2

carpet; radiator; double glazed window to front providing views over golf course and sea beyond; built in double doors to wardrobe with hanging rails, shelving and drawer unit inside.

BEDROOM 3

carpet; radiator; double glazed window to rear; built in double doors to wardrobe with hanging rail and shelf inside.

BEDROOM 4

carpet; radiator; double glazed window to front with distance sea views; triple wardrobe, double bed and chest of drawers in situ.

FAMILY BATHROOM

laminated flooring; fully tiled walls; a modern fitted suite with walk in shower cubicle with mains connected shower with handheld and waterfall showerheads; large sink within grey gloss vanity unit with illuminated mirror over; low level wc; raised bath with slimline wall mounted waterfall tap; frosted double glazed windows; wall mounted towel warmer/radiator.

OUTSIDE

To the rear of the property is a large patio area immediately outside the bifolding rear doors with uplighters in the paving and the sides of the steps and downlights in the canopy over the rear of the property. Large grassed area with mature borders to side providing a private enclosed garden with side access gate with log store and bin area. Outside building for tenant's use. (Agent's Note: Please note that the large garden shed has been retained by the Landlord.)

Garage with electric up and over door, power, lighting, plaster bordering for insulation - this room was previously used as a gym and could be reinstated as such if desired.

VIEWINGS

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

