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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



Glebe House, Thurne Road
Oby, Great Yarmouth, NR29 3BP

£1,350 pcm
EPC Rating E

A rare opportunity to acquire this remotely located three bedroom beautifully presented detached farmhouse surrounded by stunning scenery and mature trees.

PORCH

8' 1" x 1' 10" (2.48m x 0.57m) tiled flooring; two white wooden glazed sliding doors to Hallway.

HALLWAY

12' 10" x 8' 1" (3.92m x 2.47m) carpet; large stained glass windowed wooden panelled entrance door with stained glass windows either side; carpeted stairs to first floor landing with understairs cupboard; wall mounted radiators.

DINING ROOM

14' 7" x 8' 0" (4.46m x 2.44m) carpet; large UPVC double glazed window; wall mounted radiator; door to Kitchen.

KITCHEN

18' 9" x 9' 4" (5.74m x 2.85m) black tile flooring; walnut coloured wall and base units with plenty of workspace over; integrated appliances to include dishwasher, undercounter fridge and cooker and electric hob with extractor fan.

UTILITY AREA / REAR PORCH

6' 2" x 6' 2" (1.90m x 1.88m) tiled flooring; space for washing machine and/or freezer; UPVC double glazed window and door; door to Cloakroom.

CLOAKROOM

6' 2" x 6' 2" (1.90m x 1.88m) tiled flooring; low level wc; hand wash basin; mirror.

LOUNGE / DINING AREA

(overall) 25' 1" x 18' 11" (7.66m x 5.79m) area divided by a squared off archway.

LOUNGE AREA - 12' 11" x 10' 11" (3.96m x 3.34m)

carpet; wood burner; wall lights; UPVC double glazed window.

DINING AREA - 12' 1" x 8' 0" (3.70m 2.45m)

carpet; French doors to rear garden patio area.

MAIN LOUNGE

12' 11" x 12' 4" (3.96m x 3.78m) carpet; UPVC double glazed bay window looking out into garden; fireplace with marble effect tile surround. Potentially can be used as a downstairs bedroom.

FIRST FLOOR LANDING

10' 5" x 5' 4" (3.19m x 1.64m) carpet; airing cupboard; UPVC double glazed window.

BEDROOM 1

12' 11" x 12' 11" (3.95m x 3.94m) carpet; UPVC double glazed bay window; wall mounted radiator; freestanding three door white wardrobe.

BEDROOM 2

13' 1" x 10' 11" (3.99m x 3.34m) carpet; UPVC double glazed window; wall mounted radiator; freestanding white wardrobe.

BEDROOM 3 / OFFICE / STUDY

8' 0" x 7' 5" (2.46m x 2.27m) carpet; UPVC double glazed window; wall mounted radiator

SEPARATE WC

carpet; low level wc; UPVC double glazed window.

BATHROOM

vinyl flooring; brand new suite comprising hand wash basin; bath; corner shower cubicle.

OUTSIDE

There is large in/out driveway with ample off road parking; large shed; mature trees; large wrap around garden with a vegetable patch.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band E.

