



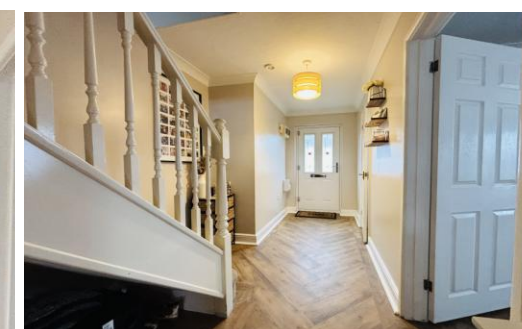
OWNERS APPROVAL

I confirm that these property particulars are factually correct and meet with my approval.

I also confirm the services and/or heating and any other appliance and fixtures and fittings included in the sale are in working order and will inform Bycroft Residential in writing of any changes that may occur.

Signed

Date



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844484
residential@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 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

5 Cloverland Drive
Hemsby, Great Yarmouth, NR29 4JY

£325,000 Freehold
EPC Rating TBC

Bycroft Estate Agents are delighted to offer this spacious three bedroom detached house situated in this sought after village location. Accommodation comprising spacious entrance hall, downstairs cloakroom, kitchen/dining room, good size lounge, landing, three bedrooms, family bathroom. The property benefits from solar panels and oil central heating.

SPACIOUS HALLWAY

LVT flooring.

DOWNSTAIRS CLOAKROOM

wc; hand wash basin; window to front aspect.

KITCHEN/DINING ROOM

23' x 10' (7.01m x 3.05m) comprising a range of wall and base units with integrated fridge/freezer; integrated dishwasher; integrated washing machine; double eye level oven; induction hob; ceramic one and a half bowl sink with mixer tap; upvc double glazed windows to the rear; upvc double glazed doors leading to the rear garden; panelled radiators. LVT flooring.

LIVING ROOM

16' x 12' (4.88m x 3.66m) dual aspect room with upvc window to front aspect; upvc double glazed window to side; panelled radiator; understair cupboard; LVT flooring.

FIRST FLOOR LANDING

BEDROOM 1

12' x 11' (3.66m x 3.35m) upvc double glazed window; radiator.

EN SUITE

fitted with a walk-in double shower; hand wash basin; wc; upvc double glazed window to rear.

BEDROOM 2

12' x 9' (3.66m x 2.74m) dual aspect windows to side and front; radiator.

BEDROOM 3

8' x 8' (2.44m x 2.44m) double glazed window to front aspect; radiator; airing cupboard housing hot water cylinder.

FAMILY BATHROOM

comprising panelled bath with mixer tap with shower attachment over; hand wash basin; wc; towel radiator; extractor fan; upvc double glazed window.

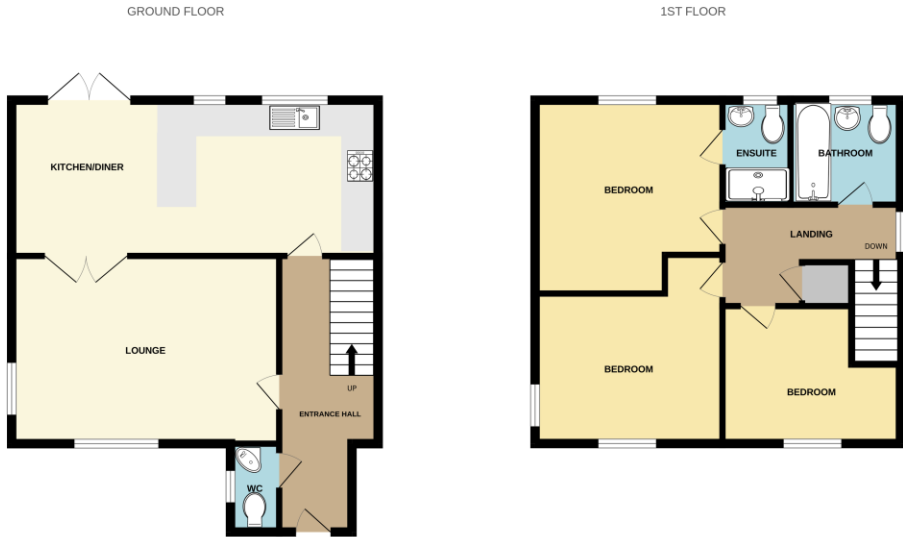
OUTSIDE To the front of the property is an area laid to lawn; driveway parking for 2/3 cars leading to single garage. To the rear of the property is an enclosed laid to lawn with decked area.

COUNCIL TAX

The property is currently listed as Band C.

VIEWING

Strictly by appointment with the selling agents BYCROFT RESIDENTIAL. Tel. 01493 844484



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02026