



**37 Church Road**

Potter Heigham, Great Yarmouth, NR29 5LL

**£1,300 pcm**

EPC Rating D

**Charming detached thatched cottage offered with two double bedrooms, a pleasant wrap around garden with parking for at least three vehicles and a detached garage/workshop.**

## **ENTRANCE HALLWAY**

wooden floorboards; radiator; wooden entrance door and window to side; storage cupboard housing boiler; door to Shower Room.

## **SHOWER ROOM**

tiled flooring; white suite comprising of a low level wc; hand wash basin; walk in shower enclosure with mains connected shower; double glazed window; radiator.

## **OPEN PLAN KITCHEN / DINING ROOM**

21' 7" x 11' 1" (6.6m x 3.4m) Dining area - wooden floorboards; radiator; two double glazed windows overlooking the garden.

Kitchen area - tiled flooring; hand made wooden kitchen with wood and tile worksurface over; appliance left as goodwill to include electric oven; butler sink; two windows to front and side aspects.

**AGENT'S NOTE** - there is a Rayburn oil range oven in situ, but this is not to be used.

## **LOUNGE**

19' 8" x 13' 5" (6.0m x 4.1m) wooden floorboards; central wood burner with tiled hearth; two radiators; triple aspect windows to front, side and rear; pine staircase leading to first floor with small understairs storage cupboard.

## **FIRST FLOOR LANDING**

wooden floorboards; radiator; doors to all rooms.

**AGENT'S NOTE** - as the property is a traditional style cottage, there are sloped ceilings on the first floor.

## **BEDROOM 1**

13' 9" x 13' 9" (4.2m x 4.2m) wooden floorboards; two radiators; dual aspect windows overlooking the front and rear offering country views.

## **BEDROOM 2**

11' 1" x 9' 10" (3.4m x 3.0m) plus wardrobe/storage cupboard; wooden floorboards; radiator; windows overlooking the front and rear aspects offering country views.

## **BATHROOM**

11' 1" x 8' 6" (3.4m x 2.6m) tiled flooring; radiator; white suite comprising of low level wc; hand wash basin; roll top bath with telephone style mixer tap with showerhead attachment; frosted window to front.

## **OUTSIDE**

The property is accessed via a shared driveway giving access to a shingled drive providing parking for at least three vehicles. Large garage/outbuilding with workshop to side with power, lighting and overhead storage area. (some gardening tools and lawn mower included as goodwill). Outside tap. Wrap around garden with mature bushes surrounding - the tenant will be expected to keep the hedge and garden neat and tidy. Outside oil tank.

## **VIEWINGS**

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

## **COUNCIL TAX**

The property is currently listed as Band D.