Bycroft
ESTATE AGENTS









## Hope Cottage, Market Lane

Blundeston, Lowestoft, NR32 5AP

## £1200 pcm

EPC Rating D

**Charming cottage located on the edge of Blundeston village, newly renovated throughout to include brand new fitted kitchen, bathroom, new flooring and freshly decorated. The property benefits from being available immediately, a generous sized garden and parking.**

**LOUNGE**
12' 9" x 12' 1" (3.9m x 3.7m) newly fitted LVT flooring. Door leading to carpeted stairs to first floor, doors leading to the kitchen and downstairs bedroom; double glazed window and door to front.

**BEDROOM / 2ND RECEPTION ROOM**
9' 10" x 9' 10" (3.0m x 3.0m) newly fitted LVT flooring; dual aspect double glazed windows to side and front aspects overlooking field views; radiator.

**KITCHEN /DINING ROOM**
14' 5" x 9' 2" (4.4m x 2.8m) newly fitted LVT flooring, brand new sage coloured kitchen with wall and base units and drawers; wood effect work surface over; sink with drainer and mixer tap; windows to rear and side aspects; space for appliances; built-in oven; radiator; space for dining table. Door to;

**REAR HALLWAY**
newly fitted LVT flooring; radiator; double glazed door to rear.

**BATHROOM**
10' 5" x 4' 11" (3.2m x 1.5m) newly fitted LVT flooring; brand new suite comprising of bath with shower over and screen to side; sink with vanity unit beneath; cabinet over; double glazed window to rear; radiator.

**SEPARATE WC**
newly fitted LVT flooring; wc; radiator; double glazed window to rear.

**FIRST FLOOR**
newly fitted carpet; landing area with doors leading to Bedrooms one and two.
*(Agents Note: the stairs are steep and twisted)*

**BEDROOM ONE**
14' 1" x 12' 1" (4.3 narrowing to 3.1m x 3.7m) L-shaped room; newly fitted carpet; double glazed window to front offering beautiful country views across field and Blundeston village beyond; closed off ornate fireplace; cupboard housing boiler; radiator.

**BEDROOM TWO**
9' 2" x 7' 10" (2.8m x 2.4m) newly fitted carpet; double glazed window to side; radiator. Door to;

**BEDROOM THREE**
9' 2" x 7' 10" (2.8m x 2.4m) newly fitted carpet; radiator; double glazed window overlooking the rear garden and field views beyond.

**OUTSIDE**
To the front of the property is a walled garden with gate leading up to the front access, parking to the side and to the rear is a good sized garden surrounded by mature hedging with shed.

**COUNCIL TAX**
The property is currently listed as Band B.

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





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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 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