



**Kilquain, High Road**

Burgh Castle, Great Yarmouth, NR31 9QL

**£1000 pcm**

EPC Rating E

**Bycroft Lettings are delighted to present this three bedroom, semi-detached bungalow situated in the non-estate location and sought after village of Burgh Castle, enjoying peaceful field views to the rear.**

### **ENTRANCE PORCH**

carpet; UPVC front entrance door; door leading to:

### **LIVING ROOM**

14' 1" x 11' 11" (4.30m x 3.65m) carpet; Dimplex electric fire within fire surround; electric radiator; double glazed window to front aspect with curtains.

### **KITCHEN**

14' 1" x 13' 3" (4.31m x 4.04m) wood effect vinyl flooring; oak effect wall and base units and drawers with work surface over; stainless steel sink unit with drainer; storage cupboard housing immersion heater; double glazed window to rear aspect with field views; double glazed door to rear; wall mounted electric radiator; further storage cupboard; door to:

### **INNER HALLWAY**

wood effect vinyl flooring; electric radiator.

### **BEDROOM 1**

11' 0" x 11' 8" (3.36m x 3.58m) carpet; double glazed window to front aspect with curtains; wall mounted electric radiator.

### **BEDROOM 2**

10' 0" x 8' 5" (3.05m x 2.57m) carpet; double glazed window to rear aspect with curtains and views over fields; wall mounted electric radiator.

### **BEDROOM 3**

8' 7" x 7' 11" (2.62m x 2.43m) carpet; double glazed window to side aspect with curtains; wall mounted electric radiator.

### **BATHROOM**

5' 10" x 7' 0" (1.8m x 2.14m) wood effect vinyl flooring; modern white suite comprising of bath with Triton electric shower over and screen to side; hand wash basin with vanity unit beneath; low level wc with concealed push button cistern; frosted double glazed window.

### **OUTSIDE**

The property is accessed via a wooden gate giving access into a long driveway providing parking for several vehicles with a large grassed area to the side with mature trees. The garden sweeps round the side with further grassed area and large patio giving views over fields. Two timber sheds and two outside storage boxes.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844489  
[lettings@charlesbycroft.co.uk](mailto:lettings@charlesbycroft.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 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