



The Coach House, Calthorpe House
Alexandra Road, Great Yarmouth, NR30 2HW

£825 pcm
EPC Rating C

A charming conversion of a former coach house, ideally located in central Great Yarmouth within easy walking distance of the bus station, town centre, and seafront. The property is beautifully presented throughout and finished to a high standard.

The recently installed kitchen is well equipped with integrated appliances, including an oven, hob, fridge, and washing machine. The open-plan lounge is bright and spacious, enhanced by a vaulted ceiling and elegant chandelier-style lighting.

The home also benefits from a private, enclosed, low-maintenance garden, along with off-road parking for at least one vehicle. Available immediately.

ENTRANCE HALL 7' 9" x 3' 1" (2.36m x 0.94m) LVT Flooring, double glazed door to front flanked by a full height arrow slit window to side; coat hanging area, radiator; doors to all rooms.

OPEN PLAN KITCHEN / DINING / LIVING SPACE 17' 5" x 10' 10" (5.31m x 3.3m) fitted with a range of Brand new wall and base units with square edge worksurfaces over; under unit lighting; one and a half bowl stainless steel sink with mixer tap and drainer; inset electric hob with stainless steel splashback and cooker hood over; built in electric oven; integrated fridge with ice box and washing machine; wall mounted gas fired central heating boiler. Beautiful bright room with double glazed windows to side aspects full height glazing to front and side and double-glazed hayloft elevated window; radiator.

BEDROOM 11' 2" max x 9' 3" max (3.4m x 2.82m) carpet; double glazed window; loft access; radiator.

SHOWER ROOM 5' 8" x 4' 10" (1.73m x 1.47m) LVT flooring; fitted with a white suite comprising of a pedestal wash hand basin with mixer tap; low level wc; walk in shower cubicle with wall mounted shower unit with hand held and overhead attachments; wall mounted electric mirror; heated towel rail radiator.

OUTSIDE The property is approached via a shingled driveway leading to an off-road parking area. Gated entrance provides access onto the paved pathway, to entrance door and the enclosed garden area with paved patio seating area providing the ideal space for relaxing or entertaining, raised beds with retaining sleepers, shingled borders and artificial lawn for low maintenance. The rear garden benefits from the historic feature of the original town wall providing a stunning mapped flint boundary wall. Outside lighting.

VIEWINGS Strictly by appointment with the lettings agents, BYCROFT LETTINGS, tel: 01493 84489

COUNCIL TAX This property is currently listed as Band A.



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 84489
lettings@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 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