



Grasshoppers, Staithe Road

Repps With Bastwick, Gt Yarmouth NR29 5JU

£1,450 pcm

EPC Rating D

A substantial, very well presented three bedroom detached home in a beautiful rural setting just a few minutes walk from the river. The property offers a high standard of accommodation throughout and generous sized rooms. Ample parking, a garage, courtyard area and an enclosed rear garden make the most of the outside space available.

ENTRANCE HALL

spacious and impressive entrance area with vaulted ceiling and Velux skylight; fitted carpet with coir matting at entrance; radiator; storage cloaks cupboard; double doors leading to:

LOUNGE

28' 6" x 12' 9" (8.71m x 3.91m) fitted carpet; feature fireplace with electric fire; chandelier light fitting; radiator; triple aspect UPVC windows to front, side and rear and double French doors to fourth side leading to the enclosed outside courtyard area, door into:

KITCHEN

12' 9" x 10' 4" (3.9m x 3.17m) newly fitted flooring; a range of fitted wall and base units; newly fitted inset sink with glass wash; electric four ring hob with extractor hood over; integrated fridge and freezer; brand new electric single oven; space and plumbing with washing machine (left as goodwill); radiator; pantry cupboard; Velux skylights; double doors leading to:

CONSERVATORY

10' 0" x 9' 10" (3.05m x 3m) newly fitted vinyl flooring; UPVC windows to three sides; double doors leading onto the garden.

BEDROOM I – Ground Floor

17' 9" x 11' 3" (5.42m x 3.45m) fitted carpet, radiator; good range of fitted wardrobes; dual aspect UPVC windows to front and rear; door leading to:

ENSUITE

newly fitted vinyl; vanity unit with sink and wc; additional cupboard unit with surface and mirror over; shower enclosure with newly fitted mains connected shower; heated towel rail/radiator; UPVC window to rear.

FIRST FLOOR LANDING

fitted carpet; galleried landing with chandelier light fitting.

BEDROOM 2

17' 11" x 12' 9" (5.48m x 3.89m) fitted carpet; radiator; good range of fitted wardrobes; dual aspect UPVC windows to front and rear.

BATHROOM

9' 1" x 5' 10" (2.77m x 1.8m) newly fitted vinyl flooring; vanity unit with sink and wc; bath with showerhead attachment over; Velux window; radiator; wall mounted cabinet.

BEDROOM 3

17' 11" x 11' 3" (5.48m x 3.45m) fitted carpet; radiator; good range of fitted wardrobes; dual aspect UPVC windows to front and rear.

OUTSIDE

The property is situated in an idealistic rural location. The front the property offers ample parking with garage and grassed area. Access round to the side where there is an enclosed paved and gravelled courtyard space. To the rear the garden is mainly laid to grass with shrub borders, a hardstanding area to the rear which is ideal for a patio seating area and a small plastic shed to the side.

COUNCIL TAX

The property is currently listed as Band D.

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