Bycroft
ESTATE AGENTS









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68 North Road

Ormesby, Great Yarmouth, NR29 3LE

£1,450 pcm

EPC Rating TBC

A charming and deceptively spacious three-bedroom cottage offering versatile accommodation with plenty of character, situated on the outskirts of Ormesby village.

The ground floor offers a wonderful open-plan living space incorporating the lounge, kitchen and dining areas, creating a sociable and welcoming heart to the home. In addition, there is a separate, spacious reception room, providing flexibility for use as a snug, sitting room or home office and a useful utility/boot room with a downstairs cloakroom/WC.
On the first floor, the property benefits from three well-proportioned bedrooms, all accessed from a long landing area, which also provides a handy walk-in eaves storage cupboard. The principal bedroom enjoys the added luxury of an en-suite shower room, together with useful, fitted storage including large eaves storage wardrobes and built-in drawers. A family bathroom, fitted with a shower over the bath, serves the remaining bedrooms.

The property can be accessed via the main front entrance hallway or through a rear storm porch, which leads directly from the driveway into the utility/boot room – ideal for everyday coming and going.

An appealing cottage offering generous and flexible living accommodation, with plenty of character and charm in a pleasant village setting.

ENTRANCE HALLWAY
carpet; double glazed entrance door; carpeted stairs to first floor; ceiling beams; understairs storage cupboard. Door to;

OPEN PLAN LOUNGE KITCHEN DINING AREAS
11m long wooden flooring throughout. Dining Area 3'7" x 4'2" - radiator; double glazed windows to front and rear aspects; brick feature open fireplace (aesthetic purposes only, not to be used), wooden beams to ceiling.
Kitchen Area - double glazed window and door to rear; Shaker style wall and base units with work surface over and central island with doors and drawers and wine holder; built-in dishwasher; Range oven with extractor hood over; ceramic sink and drainer.
Lounge Area - window to front aspect; radiator; brick chimney with wood burner. Kitchen and Lounge areas measure 6'9" x 5'0". Door to;

UTILITY AREA
tiled floor with underfloor heating; wall and base units with work surface over; sink; space for appliances; wooden stable door to rear access with storm porch approach over; ample cloaks storage area. Door to;

DOWNSTAIRS WC
tiled floor with underfloor heating; low level wc; hand wash basin; double glazed frosted window to front.

ADDITIONAL RECEPTION ROOM
22' 7" x 11' 1" (6.9m x 3.4m) tiled floor with underfloor heating; double glazed windows to side; double glazed wooden door and side panel to rear entrance with storm porch approach over.

FIRST FLOOR LANDING
carpet; oak veneer paneled doors to all rooms; very spacious walk-in eaves storage cupboard with lighting.

BEDROOM ONE
14' 5" x 11' 1" (4.4m x 3.4 plus entrance area and eaves storage areas) carpet; two radiators; windows to side and rear aspects; two oak veneer panel doors leading to eave wardrobe and storage areas (reduced head space inside) this links from one to door into the other, with built-in drawers between. Door leading to;

ENSUITE
9' 10" x 5' 2" (3.0m x 1.6m) vinyl flooring; low level wc; spacious sink with handy storage room to either side with drawers and doors beneath; walk-in shower cubicle with mains fed handheld and waterfall shower heads.

FAMILY BATHROOM
10' 9" x 5' 2" (3.3m x 1.6m) vinyl flooring; modern suite comprising of low level wc; hand wash basin within vanity unit; bath with mixer tap and shower head attachment over; screen to side; wall mounted towel /radiator; double glazed window to side aspect.

BEDROOM TWO (STEPS UP FROM LANDING)
14' 5" x 12' 1" (4.4m x 3.7 incl. built-in wardrobe) carpet; radiator; two double glazed windows to rear aspect; ornate feature fireplace; double doors leading to built-in wardrobe with hanging rail and shelf inside.

BEDROOM THREE
15' 1" x 10' 5" (4.6m x 3.2 max) carpet; radiator; double glazed window to rear; built-in wardrobe with hanging rail and shelving inside.

OUTSIDE
To the front is a small, enclosed frontage. To the rear a garden area with outside store and log shed, patio area and laid to lawn. A large storm approach provides cover over the utility and reception room entrances providing a handy outside storage and boot area. Driveway parking provided at the side which leads immediately into this area.

COUNCIL TAX
This property is currently listed as Band C.

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









