Bycroft
ESTATE AGENTS









12 Waunci Crescent
Gorleston
Great Yarmouth
NR31 6EB

Asking Price **£390,000**
Freehold

- Extended Detached Bungalow
- Highly Sought After Location
- Walking Distance to Beach & Sea
- Spacious, Flexible Accommodation
- Gas Central Heating
- Double Glazed Windows
- West Facing Gardens







Bycroft Estate Agents are pleased to offer this extended detached bungalow situated in a sought after location close to the Beach & Sea. The property offers flexible accommodation comprising, entrance hall, lounge, kitchen, conservatory, bedroom with shower room, further bedrooms with bathroom, front driveway and west facing gardens, gas central heating and double glazed windows.

door into:

ENTRANCE PORCH
door into:

ENTRANCE HALL
storage cupboard housing the electric metre, access to roof space, radiator, door into:

LOUNGE
12' 10" x 15' 9" (3.91m x 4.8m) maximum, bay window to front aspect, further side window, fireplace with gas fire, radiator.

KITCHEN
13' 0" x 12' 11" (3.96m x 3.94m) worktops, range of base cupboards and drawers under, double range oven, one and half bowl sink, space for upright fridge freezer, wall units, Baxi gas boiler, side window, built in storage cupboard housing the emersion heater, modern upright radiator, large opening to:

DINING ROOM
12' 6" x 10' 8" (3.81m x 3.25m) radiator, fireplace, UPVC French doors into:

CONSERVATORY
16' 8" x 9' 7" (5.08m x 2.92m) brick base, UPVC units, French doors into the rear garden with outside light and power points.

SIDE INNER HALL
UPVC door to the front, outside light, doors into:

BEDROOM 2
18' 0" x 8' 0" (5.49m x 2.44m) UPVC French doors to rear garden, two side windows, outside light and power points, two radiators.

SHOWER ROOM
wc, pedestal wash hand basin, shower cubicle, electric Triton shower fittings, frosted double glazed window, radiator.

BEDROOM 1
12' 0" x 11' 11" (3.66m x 3.63m) window to front aspect, radiator.

BEDROOM 3
8' 11" x 10' 0" (2.72m x 3.05m) window to rear aspect, radiator.

BATHROOM
pedestal wash hand basin, wc, freestanding claw foot bath with mixer tap, shower attachment, partly tiled walls, radiator, two frosted double glazed windows, chrome heated towel rail.

OUTSIDE
to the front of the property, driveway area, borders with shrubs, outside lights, power points, garden area to the side, side door and pathway to main door. To the rear of the property mature gardens with paved patio areas, pergoda, fishpond, shingled areas, well stocked with shrubs, plants, flowers and trees, storage shed.

COUNCIL TAX
This property is currently listed as a Band C.

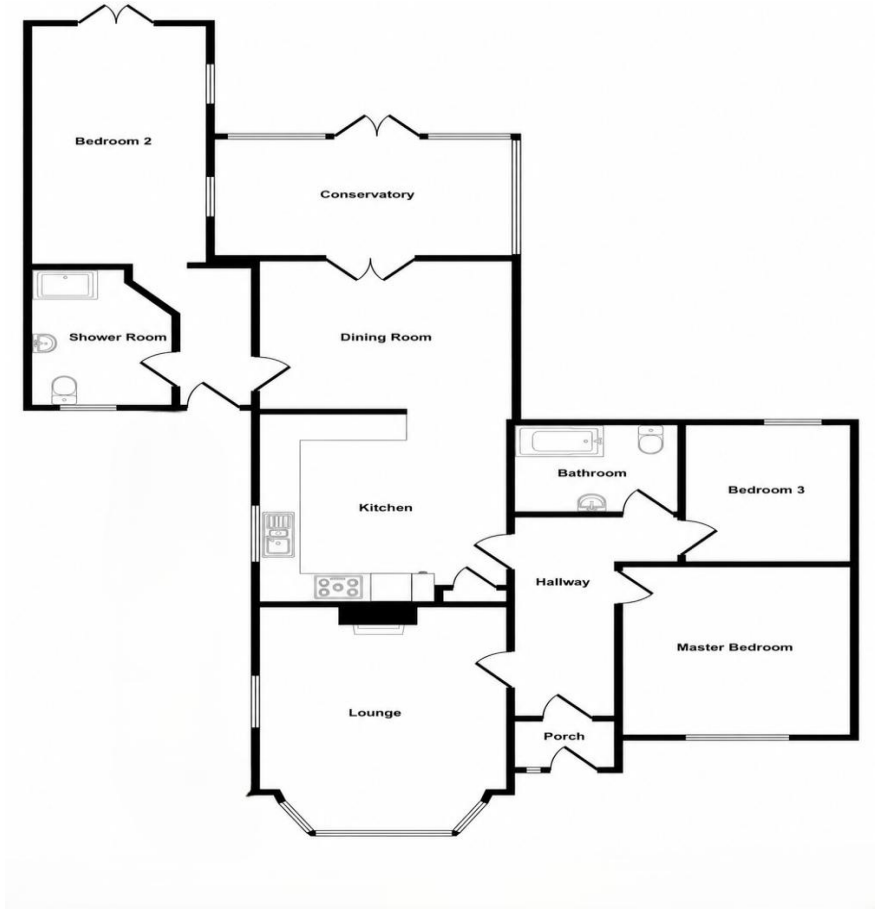
VIEWINGS
Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.







Local Authority	Great Yarmouth Borough Council
Council Tax Band	C
EPC Rating	C







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.