Bycroft
ESTATE AGENTS









71 Ellis Drive

Bradwell, Great Yarmouth, NR31 9XP

£1050 pcm

EPC Rating B

Two bedroomed property on popular Persimmon Estate in Bradwell within close proximity of all local amenities including shops, schools for all ages and the James Paget Hospital. Two bedrooms with additional study/nursery, parking to the front and enclosed garden to the rear. Property is available immediately.

ENTRANCE LOBBY
carpet; radiator; double glazed entrance door; carpeted stairs to first floor.

OPEN PLAN KITCHEN/ LOUNGE
21' 11" x 12' 1" (6.7m x 3.7 max narrowing to 2.7m) vinyl flooring to the kitchen area and carpet to the lounge area; two radiators; door to wc; patio doors onto the garden. Kitchen comprising of a range of modern wall and base units with work surface over; built-in electric oven; four ring gas hob with extractor hood over; splashback behind;1½ bowl stainless steel sink and drainer; double glazed window to front aspect with roller blind; space for washing machine and fridge freezer.

WC
vinyl flooring; white suite comprising of low level wc and hand wash basin.

FIRST FLOOR LANDING
doors to two bedrooms and bathroom; further carpeted stairs leading to the second floor and Bedroom one.

BEDROOM TWO
12' 1" x 7' 10" (3.7m x 2.4m) carpet; radiator; double glazed window to rear with roller blind.

BATHROOM
vinyl flooring; modern white suite comprising of a low level wc; hand wash basin; bath with mains connected shower over and screen to side.

STUDY/NURSERY
7' 6" x 5' 6" (2.3m x 1.7 plus entrance area) carpet; radiator; two double glazed windows to front aspect with roller blinds.

SECOND FLOOR LANDING
carpeted; storage cupboard. Door to;

BEDROOM ONE
20' 0" x 8' 10" (6.1m x 2.7 9 restricted head height either end) carpet; radiator; double glazed Velux windows overlooking front and rear aspects; raised shelf area making use of the recess area.

OUTSIDE
To the front of the property is driveway parking for one vehicle. To the rear is an enclosed garden with access gate.

COUNCIL TAX
The property is currently listed as Band B.

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

DISCLAIMER
Photographs are for marketing purposes only and may have been taken prior to the property being occupied. Where a property is tenanted, furniture, personal belongings and pets may be present at the time of viewing.





14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
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 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