



**April Cottage, Thrigby Road**  
Filby, Great Yarmouth, NR29 3HJ

**£925 pcm**  
EPC Rating C

**A delightful 2015 built two bed detached property in this quiet Filby location offered with underfloor heating to the ground floor, modern fitted kitchen and beautiful bathroom suite with parking for at least two vehicles.**

### **ENTRANCE HALLWAY**

tiled flooring with underfloor heating; double glazed entrance door; double glazed window to side; large understairs storage cupboard with underfloor heating controls.

### **DOWNSTAIRS WC**

tiled flooring; white suite comprising of low level wc; hand wash basin; part tiled walls; storage cupboard.

### **LOUNGE**

13' 9" x 12' 9" max (4.2m x 3.9m max) engineered wood flooring with underfloor heating; double glazed window to front; double glazed patio doors to side with side glass panes; wood burner within tiled chimney recess area; carpeted stairs to first floor.

### **KITCHEN / DINING ROOM**

12' 5" x 9' 6" (3.8m x 2.9m) tiled flooring with underfloor heating; shaker style cream kitchen wall and base units with drawers and wooden worksurface over; built in electric oven with four ring ceramic hob and extractor hood over; built in washing machine; cupboard housing boiler; butler style sink; double glazed patio doors onto garden; double glazed window to side.

### **FIRST FLOOR LANDING**

spacious landing with Velux window; radiator; carpet.

### **AGENT'S NOTE**

There is restricted headroom in all rooms upstairs due to the roof pitch.

### **BEDROOM 1**

13' 5" x 13' 1" (4.1m x 4.0m) carpet; radiator; double glazed window to front.

### **BATHROOM**

7' 6" x 5' 2" (2.3m x 1.6m) tiled flooring and walls; beautiful white suite comprising of low level wc; hand wash basin; rolltop bath with silver claw feet and telephone style mixer tap with showerhead attachment; Velux window; radiator with towel warming bars.

### **BEDROOM 2**

12' 9" x 8' 2" (3.9m x 2.5m) carpet; radiator; double glazed window to rear.

### **OUTSIDE**

There is a walled garden sweeping around the property with iron gate to the front and side pathways. Patio doors from the lounge lead onto the side area and to the rear there is an enclosed garden. Shingle driveway to the front providing parking for at least two vehicles with railings to the front.

### **VIEWINGS**

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