

£1,650 pcm



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

6 Mackenzie Close, Gorleston, NR31 7RR

- **FOUR DOUBLE BEDROOMS**
- **'TAMDEN' DOUBLE GARAGE**
- **OVER 1,850 SQ FT OF LIVING**
- **EPC BAND C**
- **LOUNGE**
- **TWO NEW ENSUITES**
- **DINING ROOM**
- **GROUND FLOOR OFFICE/STUDY**
- **MODERN FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter this delightful family home through the part glazed uPVC front door. The Hall offers access to all parts of the ground floor and to the first floor via the carpeted stairway. Finished in a neutral decor the Hallway features 'high gloss' ceramic floor tiles, radiator and a control panel for the property alarm system.

Lounge 4.83m x 4.57m (15' 10" x 15')

Entered from the Hallway this spacious lounge features three uPVC windows to ensure the room is bathed in natural light. A gas fire with marble and wooden surround rightly provides the focal point of the room, neutrally decorated and finished with wood flooring, a radiator, phone and numerous power points. French doors lead through to the..

Dining Room 5.20m x 2.85m (17' 1" x 9' 4")

This room will comfortably accommodate a large family dining table and chairs and features, uPVC double glazed patio doors with views over the rear garden, the wood floor runs through and radiator also featured. A large understairs cupboard provides ideal storage space for your everyday items.

Study 3.56m x 2.40m (11' 8" x 7' 10")

This handy sized room could be utilised in a variety of ways. Currently used as a home office this could be transformed into a sitting room, play room, nursery.....the possibilities are endless. A Wood floor underfoot, radiator and uPVC sealed unit double glazed window to front aspect.

Cloakroom WC 2.40m x 1.33m (7' 10" x 4' 4")

Handy downstairs loo. Low level WC, wash hand basin, ceramic tiled floor and radiator.

Kitchen Breakfast Room 4.56m x 4.12m (15' x 13' 6") max

The Kitchen Breakfast room is located at the rear of the property, patio doors and a uPVC double glazed window offers views over the back garden. The kitchen features a large range of base and wall units offering bags of storage space with vanilla coloured shaker style laminate doors with a tongue and groove centre panel. Belling built in double oven and grill, four burner gas hob with a stainless steel chimney hood over. Integrated undercounter Belling fridge and freezer, fully integrated dishwasher. Stainless steel bowl and half sink with drainer and waste disposal unit, a nicely contrasting black laminate worktop with ceramic tiled splashback.

FIRST FLOOR

At the top of the carpeted staircase, doors lead off to all first floor rooms.

Bedroom 1 5.81m x 3.59m (19' 1" x 11' 9") max

A spacious double Bedroom with a uPVC sealed unit double glazed window, a large wardrobe with sliding doors, carpet and radiator.

Ensuite 2.56m x 1.45m (8' 5" x 4' 9")

Recently upgraded suite, vinyl flooring, radiator and opaque uPVC sealed unit double glazed window.

Bedroom 2 3.63m x 2.90m (11' 11" x 9' 6")

A spacious double Bedroom with a uPVC sealed unit double glazed window to rear aspect, a built in cupboard, carpet and radiator.

Ensuite 1.55m x 2.52m (5' 1" x 8' 3")

Recently upgraded suite, vinyl flooring, radiator and opaque uPVC sealed unit double glazed window.

Bedroom 3 3.72m x 3.35m (12' 2" x 11') max

A double Bedroom with a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Family Bathroom 2.21m x 2.18m (7' 3" x 7' 2")

The bathroom features a suite comprised of panel bath with mixer tap, pedestal sink, low level WC. Ceramic tiled splashback, fitted carpet, opaque uPVC window and radiator.

Bedroom 4 3.35m x 3.24m (11' x 10' 8")

A double Bedroom with a uPVC sealed unit double glazed window to rear aspect, a built in cupboard, carpet and radiator.

OUTSIDE

Front: Brickweave driveway offering parking for three vehicles and access to the garage, lawned area and flower bed with established plants and shrubs.

Council Tax GY Council Band E

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £1,650 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1,750 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£1,650
Deposit	£1,750
Total:	£3,400

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£400.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

BEAUTIFUL EXECUTIVE FAMILY HOME - MANY NEW UPGRADES - OVER 1850 sq ft of LIVING

We are delighted to offer for rent this excellently presented detached property located on a quiet cul-de-sac on the sought after James Paget Development. Your accommodation comprises of a good size Lounge, separate Dining Room, modern Fitted Kitchen with integrated appliances, Office/Study and Cloakroom WC on the ground floor, while upstairs, four Double Bedrooms, two with brand new Ensuite Shower Rooms and Family Bathroom. There's also a 'Tandem' double Garage, a large Driveway and enclosed rear Garden. With the creature comforts of uPVC double glazing and gas fired central heating.

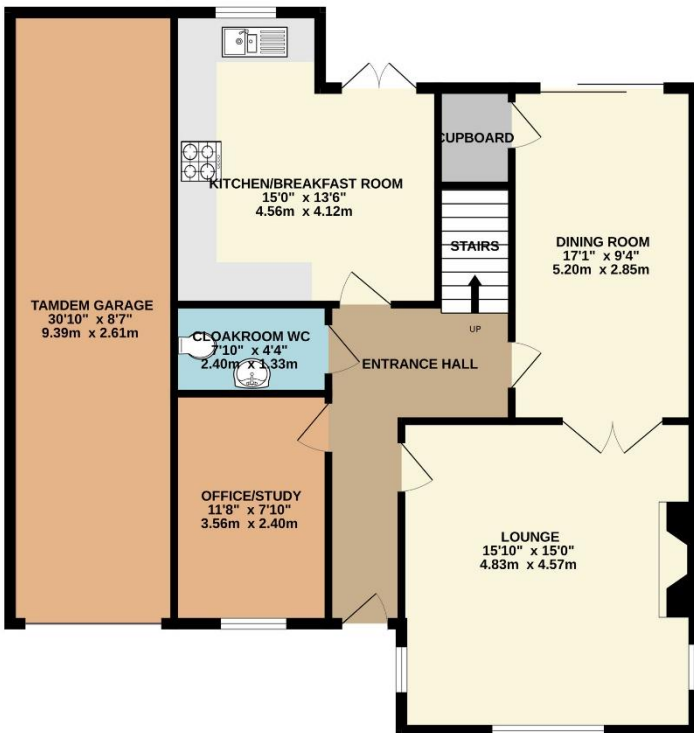
AVAILABLE NOW

LOCATION AND AMENITIES

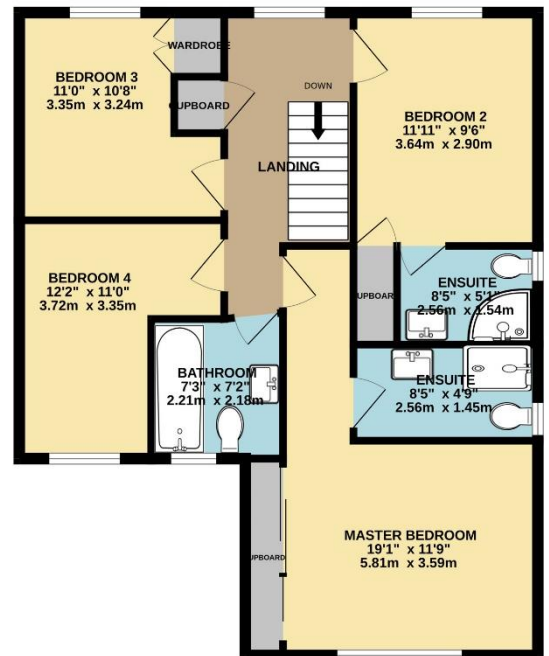
Mackenzie Close is located on the western edge of this prestigious private estate which is situated just south of the seaside town of Gorleston-on-Sea, just off the A47 and less than a mile from Gorlestons beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside within 100 yards, perfect for those lovely country walks, this development is an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a range of schools and Norfolks superb local and national public transport network are all close at hand.

Contact: The 'ONE LETS' Team | Phone: 01502 733399 | Email: info@one-estates.co.uk

GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



6 MACKENZIE CLOSE, GORLESTON, NORFOLK, NR31 7RR

TOTAL FLOOR AREA: 1854 sq.ft. (172.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023