

Apartment

TO LET



# TYRRELLS ROAD GREAT YARMOUTH NR31 0AR

PCM

# £800 PCM

## FEATURES

- Ground Floor
- Shower Room
- Close to amenities
- Close to bus routes
- Court Yard Garden
- 2 Receptions
- Unfurnished
- Walking distance to the local town



# 2 Bedroom Apartment located in Great Yarmouth

## Well-Presented & Spacious 2 Bedroom Ground Floor Apartment

Situated in a popular residential location, this spacious and well-presented ground floor apartment offers comfortable and modern living throughout. With two generous double bedrooms, it's perfect for professionals, couples, or small families.

The property features a bright lounge and a separate dining room, providing versatile living space. The contemporary kitchen includes an integrated hob and oven, with space for a dishwasher. A stylish bathroom with quality fixtures completes the interior.

Additional highlights include a private courtyard garden—ideal for relaxing or entertaining. The apartment also benefits from a secure entry system and is within easy reach of local amenities, public transport, and major road links.

Early viewing is recommended to fully appreciate what this lovely home has to offer.

### Kitchen

The property boasts a modern, clean kitchen with sleek cabinetry and contemporary worktops, it features an integrated hob and oven, with ample storage and preparation space. The layout is both functional and stylish, ideal for everyday cooking and entertaining. with space for dishwasher this kitchen offers practically and a fresh modern finish.

### bathroom

The property benefits from a stylish shower room, finished to a high standard with modern tiling and fittings. It features a large open shower cubicle offering a spacious and contemporary feel, along with a sleek vanity unit and chrome fittings.

### Lounge

The lounge is a bright and generously proportioned, offering a comfortable and welcoming space to relax and entertain. Large windows offer plenty of natural light to flood in, while the decor creates a modern and versatile setting to suit any style. Perfect as the heart of the home, this room provides ample space for a range of furniture layouts.

### Dining Room

The separate dining room offers a dedicated space for meals and entertaining, with ample room for a full-size dining table and chairs. Bright and inviting, it benefits from a neutral décor, making it a versatile area for both everyday dining and special occasions. A great addition for those who enjoy hosting or simply want a defined dining area.

### Bedroom 1

Bedroom one is a spacious and well-proportioned double room, offering excellent storage with a built-in wardrobe and matching dressing table. The room is bright and airy, finished in neutral tones, and provides a comfortable retreat with plenty of space for additional furnishings if desired. Ideal as a main bedroom, it combines practicality with a clean, modern feel.

### Bedroom 2

Bedroom two is a comfortable double room, ideal for guests, a home office, or additional family accommodation. The well-proportioned room offers plenty of space for bedroom furniture and enjoys good natural light, making it a versatile and welcoming space.



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GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Council Tax Band

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	68
(55-68)	D	
(33-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 are advised to recheck the measurements.

