



**EXAMPLE OF FIXTURES  
AND FITTINGS**



**Plot 1, Castle Mews, Butt Lane**  
Burgh Castle, Great Yarmouth, NR31 9AJ

**£525,000 Freehold**  
EPC Rating TBC

**A stylish development of modern high quality properties finished to an exceptional high standard built by local builders. This 4 bedroom detached property is situated within the popular village location of Burgh Castle. Offered with a choice of kitchens (via Mulberry Kitchens), including integrated fan assisted electric oven, integrated fridge/freezer. Benefitting from Air Source Heat Pump (under floor heating to ground floor), Gardens are turfed to front and seeded to rear. \*Stamp Duty Incentive – please call for more details.**

**OPEN LIVING SPACE**

29' 8" x 18' (9.04m x 5.49m)

**UTILITY ROOM**

6' 2" x 5' 8" (1.88m x 1.73m)

**CLOAKROOM**

6' 6" x 3' 6" (1.98m x 1.07m)

**STUDY**

9' x 6' 4" (2.74m x 1.93m)

**FIRST FLOOR LANDING**

9' 2" x 6' 6" (2.79m x 1.98m)

**PRINCIPAL BEDROOM**

18' x 11' 1" (5.49m x 3.38m)

**EN SUITE**

8' 2" x 3' 7" (2.49m x 1.09m)

**BEDROOM 2**

12' 4" x 10' 5" (3.76m x 3.18m)

**BEDROOM 3**

9' 3" x 8' 10" (2.82m x 2.69m)

**BEDROOM 4**

8' 6" x 9' (2.59m x 2.74m)

**BATHROOM**

9' x 6' 2" (2.74m x 1.88m)

**GARAGE**

24' 11" x 11' 9" (7.59m x 3.58m)

**COUNCIL TAX**

To be confirmed

**AGENTS NOTE**

\*Stamp Duty incentive does not include the additional 3% stamp duty on second homes

**VIEWING**

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01493 664000.



**EXAMPLE OF FIXTURES AND FITTINGS**



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 664000  
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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



**Plot 2, Castle Point, Butt Lane**  
Burgh Castle, Great Yarmouth, NR31 9AJ

**£450,000 Freehold**  
EPC Rating TBC

A stylish development of modern high quality properties finished to an exceptional high standard built by local builders. This 3 bedroom link detached property is situated within the popular village location of Burgh Castle. Offered with a choice of kitchens (via Mulberry Kitchens), including integrated fan assisted electric oven, integrated fridge/freezer. Benefitting from Air Source Heat Pump (under floor heating to ground floor), Gardens are turfed to front and seeded to rear. \*Stamp Duty Incentive – Call for more details.

**HALLWAY**

16' 4" x 4' 3" (4.98m x 1.3m)

**CLOAKROOM**

7' x 3' 11" (2.13m x 1.19m)

**LIVING ROOM**

14' 9" x 14' 3" (4.5m x 4.34m)

**KITCHEN/DINER**

25' 1" x 10' 9" (7.65m x 3.28m)

**UTILITY ROOM**

6' x 6' (1.83m x 1.83m)

**KITCHEN/DINER**

25' 1" x 10' 9" (7.65m x 3.28m)

**FIRST FLOOR LANDING**

12' 4" x 7' 8" (3.76m x 2.34m)

**BEDROOM 1**

12' 3" x 11' 3" (3.73m x 3.43m)

**EN SUITE**

11' 5" x 3' 11" (3.48m x 1.19m)

**BEDROOM 2**

13' 7" x 10' (4.14m x 3.05m)

**BEDROOM 3**

10' 5" x 7' (3.18m x 2.13m)

**BATHROOM**

9' 2" x 6' 2" (2.79m x 1.88m)

**GARAGE**

22' 11" x 9' 10" (6.99m x 3m)

**AGENTS NOTE**

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**COUNCIL TAX BAND**

To be confirmed

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**EXAMPLE OF FIXTURES  
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**Plot 3, Castle Point, Butt Lane**  
Burgh Castle, Great Yarmouth, NR31 9AJ

**£450,000 Freehold**  
EPC Rating TBC

**A stylish development of modern high quality properties finished to an exceptional high standard built by local builders. This 3 bedroom link detached property is situated within the popular village location of Burgh Castle. Offered with a choice of kitchens (via Mulberry Kitchens) including integrated fan assisted electric oven and integrated fridge/freezer. Benefitting from Air Source Heat Pump (under floor heating to ground floor. Gardens are turfed to front and seeded to rear. \*Stamp Duty Incentive call for more details.**

**HALLWAY**

16' 4" x 4' 3" (4.98m x 1.3m)

**CLOAKROOM**

3' 11" x 7' 0" (1.19m x 2.13m)

**LIVING ROOM**

14' 9" x 14' 3" (4.5m x 4.34m)

**KITCHEN / DINER**

25' 1" x 10' 9" (7.65m x 3.28m)

**UTILITY ROOM**

6' 0" x 6' 0" (1.83m x 1.83m)

**FIRST FLOOR LANDING**

12' 4" x 7' 8" (3.76m x 2.34m)

**BEDROOM 1**

12' 3" x 11' 3" (3.73m x 3.43m)

**EN SUITE**

11' 5" x 3' 11" (3.48m x 1.19m)

**BEDROOM 2**

13' 7" x 10' 0" (4.14m x 3.05m)

**BEDROOM 3**

7' 0" x 10' 5" (2.13m x 3.18m)

**BATHROOM**

6' 2" x 9' 2" (1.88m x 2.79m)

**GARAGE**

9' 10" x 22' 11" (3m x 6.99m)

**COUNCIL TAX**

To be confirmed.

**AGENT'S NOTE**

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**Plot 4, Castle Point, Butt Lane**  
Burgh Castle, Great Yarmouth, NR31 9AJ

**£525,000 Freehold**  
EPC Rating TBC

**A stylish development of modern high quality properties finished to an exceptional high standard built by local builders. This 4 bedroom detached property is situated within the popular village location of Burgh Castle. Offered with a choice of kitchens (via Mulberry Kitchens) including integrated fan assisted electric oven and integrated fridge/freezer. Benefitting from Air Source Heat Pump (under floor heating to ground floor. Gardens are turfed to front and seeded to rear. \*Stamp duty incentive call for more details.**

**HALLWAY**

9' 10" x 10' 7" (3m x 3.23m)

**STUDY**

9' 0" x 6' 4" (2.74m x 1.93m)

**CLOAKROOM**

3' 5" x 6' 6" (1.04m x 1.98m)

**OPEN LIVING SPACE**

18' 0" x 29' 8" (5.49m x 9.04m)

**UTILITY ROOM**

5' 8" x 6' 2" (1.73m x 1.88m)

**FIRST FLOOR LANDING**

9' 2" x 6' 6" (2.79m x 1.98m)

**BEDROOM 1**

11' 1" x 18' 0" (3.38m x 5.49m)

**EN SUITE**

8' 2" x 3' 7" (2.49m x 1.09m)

**BEDROOM 2**

12' 4" x 10' 5" (3.76m x 3.18m)

**BEDROOM 3**

9' 3" x 8' 10" (2.82m x 2.69m)

**BEDROOM 4**

8' 6" x 9' 0" (2.59m x 2.74m)

**BATHROOM**

9' 0" x 6' 2" (2.74m x 1.88m)

**GARAGE**

11' 9" x 24' 11" (3.58m x 7.59m)

**COUNCIL TAX**

To be confirmed.

**AGENT'S NOTE**

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