



**Castle Mews Butt Lane, Burgh Castle Great Yarmouth NR31 9PU**



**william  
h brown**

**welcome to**

**Castle Mews Butt Lane, Burgh Castle Great Yarmouth**

\*EXECUTIVE NEW BUILD HOME\* Plot 2 \* We are delighted to present this stunning Three Bedroom Detached House, on the stylish Castle Mews site. Built to a superb specification and finish, the property offers gorgeous living space throughout, with stylish decoration and Burgh Castle village location



**William H Brown are delighted to present this NEW BUILD Three Bedroom Detached Home. Beautifully designed by the developers at 'Total Homes' the property offers a sleek finish throughout, with fantastic space for families to enjoy. Situated in the hugely popular area of Burgh Castle the property sits only a stone's throw away from local public houses as well as the stunning Burgh Castle roman ruins. Boasting a spacious plot, the property has a large brickweave driveway leading to garage. A vast rear garden space is also available, with ample outdoor area for all to enjoy. The ground floor of consists of generous living spaces, with a bright and airy lounge, stylish kitchen/ diner with ample integral units and a convenient utility space to the rear. The first floor continues the spacious feel found throughout the home, with no expense spared with Three sizeable bedrooms all located off of the landing. The master is a particularly spacious size with a sleek en-suite, as well as a gorgeous family bathroom found off of the landing. Please call William H Brown to view this one of a kind new build today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door leading into the property, Built in under stairs storage, Stairs leading to First floor landing, Door leading to Lounge and Kitchen, Karndean wood effect flooring.

#### **Downstairs Wc**

WC, Wash hand basin. Karndean wood effect flooring.

#### **Lounge**

14' 8" x 16' 1" ( 4.47m x 4.90m )  
Double glazed window to Front and Side aspect, Power points, Karndean wood effect flooring.

#### **Kitchen/ Diner**

23' x 10' 8" Max ( 7.01m x 3.25m Max )  
Double glazed window to Rear aspect, Door to utility room, Fully fitted Kitchen units with Breakfast bar and Work surfaces, Sink and drainer unit with mixer taps, Integrated induction hob, Integrated Dishwasher, Eye Level Neff Oven and Grill, Fridge and Freezer unit, Power points, Karndean wood effect flooring.

#### **Utility Room**

5' 11" x 5' 9" ( 1.80m x 1.75m )  
Double glazed window to Rear aspect, Double glazed Side door, Fitted units with work surfaces, Sink and drainer unit, Spotlights, Plumbing for white goods, Karndean wood effect flooring.

### First Floor

#### **Landing**

Double glazed window to Side aspect, Access to all Bedrooms and Bathroom, Door to En Suite, Power points, Radiator.

#### **Bedroom 1**

12' 2" x 11' 1" ( 3.71m x 3.38m )  
Double glazed window to Front aspect, Double Bedroom, Door to En Suite, Power points, Radiator.

#### **En Suite**

Double glazed window, Spotlights, Walls finished with shower wall, Painted top half beyond shower enclosure, WC, Vanity unit with Wash hand basin, Shower cubicle with overhead rainfall shower, Towel radiator.

#### **Bedroom 2**

13' 6" x 9' 6" ( 4.11m x 2.90m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator.

#### **Bedroom 3**

10' 5" x 6' 10" ( 3.17m x 2.08m )  
Double glazed window to Front aspect, Radiator.

#### **Bathroom**

Double glazed window to Rear aspect, Walls finished with shower wall, Painted top half beyond shower enclosure, Bath, Wash hand basin with units below, Shower cubicle with rainfall shower head, Shaving point, Towel radiator.

### Outside

#### **Front Garden**

Brickweave driveway to Front aspect leading to Garage with Grass to Side aspect.

#### **Rear Garden**

Patio area leading to laid lawn with fenced surround and Side access gate.

### Agents Note

**Images are indicative and for illustration purposes only. Note that the photos uploaded on this plot are for another plot and designed to give a demonstration only. In this instance, the floorplan and photos provided are the mirror image of this particular plot.**



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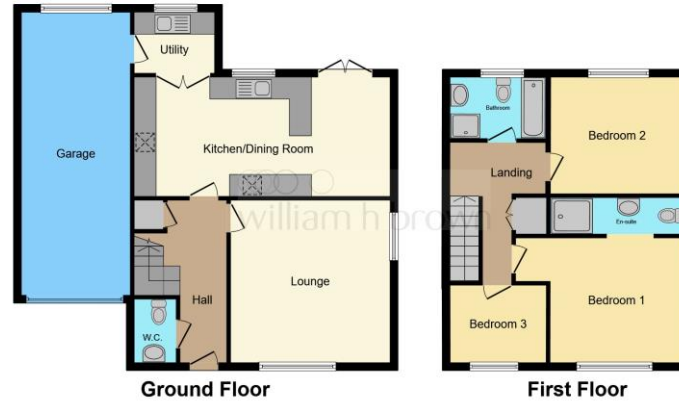


welcome to

## Castle Mews Butt Lane, Burgh Castle Great Yarmouth

- \*\* Three Bedroom Linked Detached New Build Home \*\*
- Spacious Plot
- Stylish Finish Throughout
- Driveway and Garage
- Open Plan Kitchen/Diner
- Desirable Village Location
- Master Bedroom with En Suite
- Energy Efficient Air Source Heat Pump Heating & Hot Water System

Tenure: Freehold EPC Rating: Exempt



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
LOW108568 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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