



**79 Beccles Road, Great Yarmouth, NR31 8DH**  
**Guide price £180,000 OIEO**

\*\*\* GUIDE PRICE £180,000-£190,000 \*\*\*

HQ Estates are proud to present this generously extended bungalow in Bradwell. Very well presented inside and out and benefiting from recent refurbishments. Large modern kitchen, stunning bathroom and good sized south-east facing garden to the rear with parking for 2 cars to the front.

## Living Room

17'1 x 11' (5.21m x 3.35m)

Wood effect laminate flooring, UPVC double glazed French doors to rear garden, recessed storage/shelves built in wall.

## Kitchen/Diner

12'6 x 11'8 (3.81m x 3.56m)

Modern kitchen with tiled floor and splash backs, combination of wall and base units with matching fronts, dark marble effect work top, stainless steel two bowl sink with chrome mixer tap, space for fridge/freezer, washing machine, tumble dryer and freestanding cooker with extractor over. Kitchen houses a new boiler.

## Bathroom

9'8 x 4'8 (2.95m x 1.42m)

Stunning modern bathroom with wood effect flooring, consisting of panel with shower above and glass screen, vanity unit with hand basin and chrome tap, storage below, low level WC with built in cistern. Part tiles walls. Modern decorative radiator.

## Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

Large bay window to front aspect, carpet to floor, radiator.

## Bedroom Two

12'2 x 8'7 max (3.71m x 2.62m max)

UPVC window to side aspect, carpet to floor, radiator.

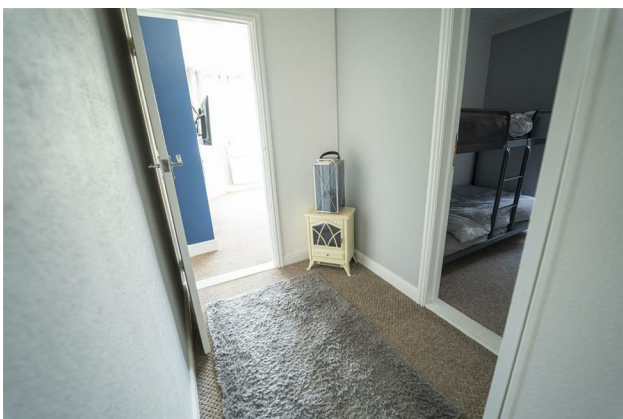
## Entrance/Utility Room

18'6 x 4 (5.64m x 1.22m)

Large entrance hall, previously split in two and half used as utility room with piping in place, laminate floor, UPVC doors with large windows.

## Parking/Outside

Shingle driveway to front with parking for 2 vehicles. Good sized rear garden, mainly laid to turf with new decking area. South east facing, small shed, paved area and shingle to side of property. Side gate leads to front. Outside storage for hose etc to side of property.



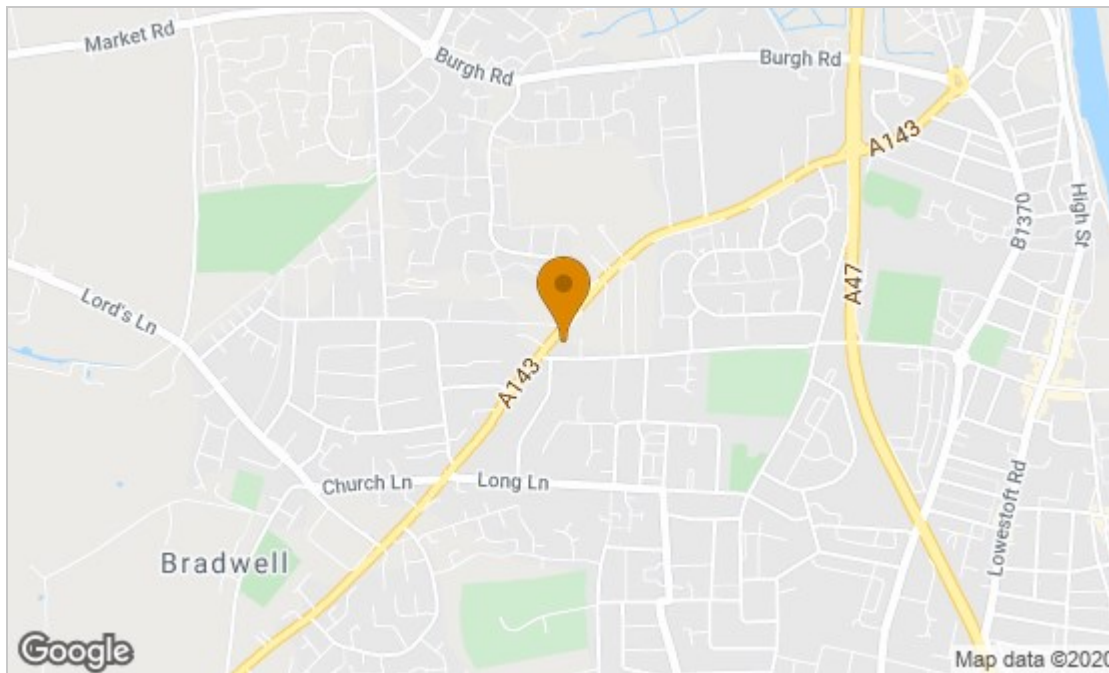
GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



**HQ Estates**  
Property Management, Estate Agents & Lettings

TOTAL FLOOR AREA: 727 sq.ft. (67.5 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 ©2020



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Covering Norfolk, Suffolk and surrounded areas.,  
Tel: 01493 688980  
Email: [info@hqestates.co.uk](mailto:info@hqestates.co.uk)  
[www.hqestates.co.uk](http://www.hqestates.co.uk)