



The Laurels 34 Bulmer Lane

Winterton-On-Sea, Great Yarmouth, NR29 4AF

£450,000



The Laurels 34 Bulmer

Winterton-On-Sea, Great Yarmouth, NR29 4AF

Aldreds are pleased to offer this new build detached bungalow situated in a non estate location in this much sought after coastal village. The property has been finished to a high specification and offers a generous living space comprising of a reception hall, stunning open plan kitchen/dining/living room with bi-fold doors opening out on to the rear terrace and garden, utility room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside there is a large forecourt parking area with additional car parking at the rear, generous landscaped westerly facing garden that provides a superb outside space for relaxing in. The property has also been designed for energy efficiency with an air source system with underfloor heating and quality double glazed windows. This delightful bungalow is available for immediate occupation and an early viewing is recommended.

Reception Hall

Part double glazed composite entrance door, access to the loft space, attractive Herringbone LVT flooring with under floor heating, built in storage cupboard, attractive grey oak finish doors leading off to:

Open Plan Kitchen/Dining/Living Room

26'2" x 14'0" (8.0 x 4.27)

Fitted modern and stylish grey shaker style kitchen with wall and matching base units with white sparkle work surfaces and matching upstands over, peninsular breakfast bar seating area, inset one and a half bowl grey cast sink with mixer taps, built in electric double oven with four ring ceramic hob and stainless steel extractor hood over, integrated full height fridge and separate full height freezer, integrated dishwasher, recessed spot lights, attractive Herringbone LVT flooring with under floor heating, wall mount tv point, double aspect double glazed windows, double glazed bi-fold doors to rear, door to:

Utility Room

6'11" x 5'2" (2.11 x 1.6)

Matching grey shaker style units, space and plumbing for a washing machine and tumble dryer, attractive Herringbone LVT flooring with under floor heating, frosted double glazed side entrance door.

Bedroom 1

10'9" x 10'2" (3.28 x 3.1)

Double glazed window to side aspect, wall mount tv point, fitted carpet with under floor heating, door to:

En-Suite Shower Room

6'2" x 3'10" (1.89 x 1.18)

Tiled shower with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, extractor fan, recessed spot lights, frosted double glazed window to side aspect, attractive Herringbone LVT flooring with under floor heating.





Bedroom 2

10'9" maximum x 9'1" maximum (3.28 maximum x 2.77 maximum)

Double glazed window to front aspect, fitted carpet with under floor heating, tv point.

Bedroom 3

11'8" x 6'3" (3.58 x 1.91)

Plus built in airing cupboard housing the pressurised hot water cylinder, wall mount tv point, double glazed window to front aspect, attractive fitted carpet with under floor heating,

Family Bathroom

8'0" x 5'3" (2.46 x 1.61)

White suite comprising curved panelled bath with mains fed shower fitting over, low level wc, vanity unit with wash basin, attractive Herringbone LVT flooring with under floor heating, part tiled walls, frosted double glazed window to side aspect, recessed spot lights, extractor fan.

Outside

To the front of the property is a paved pathway leading to the entrance storm porch with low retaining brick wall. On the eastern side of the bungalow is a generous tarmac/shingle driveway for car parking flanked by Laurel hedging. At the rear can be found the air source system and paved pathway leading to the rear garden. Immediately to the rear is a large paved terrace flanked by a lawned area and enclosed by timber fenced boundaries with an access to an additional rear driveway/storage area. The garden faces a westerly direction and is therefore very light and sunny.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band TBC

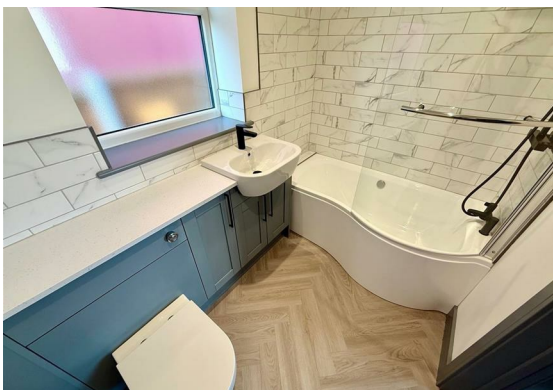
Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

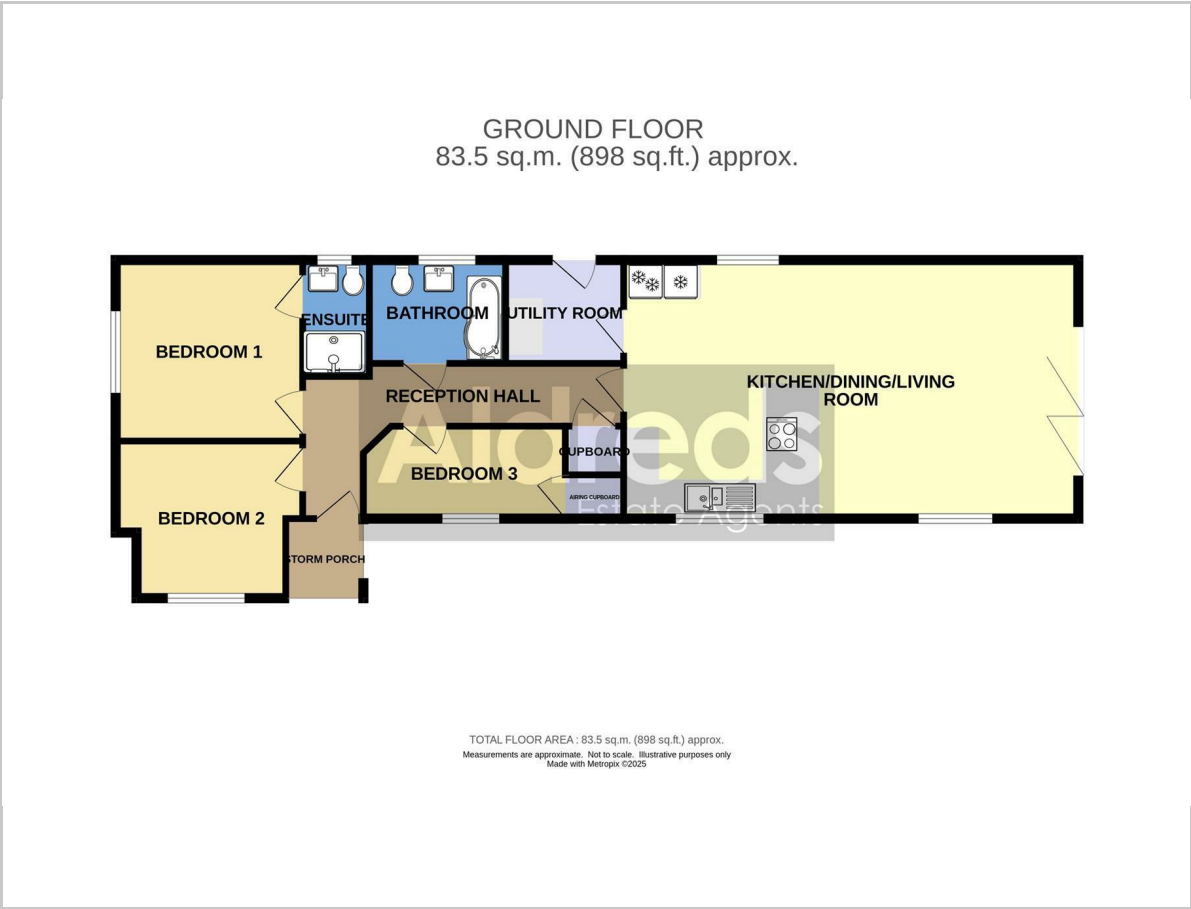
Directions

Leave Yarmouth heading north on the A149 Caister Road, continue through Caister, Scratby and Hemsby, continue into Winterton on the Hemsby Road continue as the road runs into Bulmer Lane. Continue along Bulmer Lane where the bungalow can be found on the left on the corner of Lavender Court.

Ref: Y12503/08/25/CF



Floor Plan



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA

Area Map



Energy Efficiency Graph

