



Bailey Close, Martham Great Yarmouth NR29 4UD

welcome to

Bailey Close, Martham Great Yarmouth

This well presented two bedroom detached bungalow with single garage, brick weave driveway and mature rear garden is situated in a cul-de-sac location in the popular Norfolk village of Martham and would make an ideal family home or retirement bungalow



Situated in a sought after cul-de-sac location in the popular Norfolk village of Martham with plenty of local amenities, shops and public transport links to the North Norfolk coast and Norwich, this detached bungalow would make an ideal family home or retirement bungalow. The property offers accommodation comprising entrance hall, lounge, kitchen, utility room, conservatory, two double bedrooms and bathroom (requires updating). Externally, the property boasts a mature front and rear garden mainly laid to lawn, along with a single garage and brick weave driveway for parking. The property boasts a recently fitted oil fired central heating system and the garage provides an option for further development (STPP).

Lounge

19' 6" x 9' 3" (5.94m x 2.82m)

Double glazed window and bay window to the front aspect, 2 x radiators and laminate flooring.

Kitchen

11' 2" x 7' 3" (3.40m x 2.21m)

Fitted kitchen with range of wall and base units with work surfaces over, sink drainer, built in oven and hob with cooker hood above, plumbing and space for washing machine and dishwasher, space for fridge freezer, double glazed window to the side aspect, wooden door to the side aspect and laminate flooring.

Utility Room

8' 6" x 6' 8" (2.59m x 2.03m)

Plumbing for washing machine and concrete flooring.

Conservatory

11' 7" x 8' 5" (3.53m x 2.57m)

Upvc with a brick base and tiled flooring.

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)

Double glazed french doors to the conservatory, radiator and laminate flooring.

Landing

Airing cupboard, access to the loft space and radiator.

Bedroom Two

10' 6" x 8' 1" (3.20m x 2.46m)

Double glazed window to the rear aspect, cupboard with shower (currently disconnected), built in wardrobe, radiator and laminate flooring.

Bathroom

Suite comprising wash hand basin, bath and WC, part tiled walls, shaver point, towel radiator, double glazed frosted window to the side aspect and tiled flooring. This room requires a bit of updating.

Exterior

To the front of the property is access to garage, pathway to the side leading to a fenced in rear garden, mainly laid to lawn, oil tank and patio area to the side.



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



view this property online williamhbrown.co.uk/Property/NWS108497



welcome to

Bailey Close, Martham Great Yarmouth

- Two Double Bedrooms
- Utility/Boot Room
- Mature Front and Rear Gardens
- Single Garage and Brick Weave Driveway
- Ideal Family Home or Retirement Bungalow

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108497



Property Ref:
NWS108497 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk