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OFFERS IN EXCESS OF

**£265,000**



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## 174 Beccles Road Bradwell, NR31 8QD

- FULLY REFURBISHED THROUGHOUT
- PLANNING CONSENT FOR ANNEX
- BRAND NEW WINDOWS
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- OPEN PLAN CONTEMPORARY DESIGN
- BRAND NEW CENTRAL HEATING
- LARGE DRIVEWAY TO REAR
- RE-PLASTERED THROUGHOUT
- LIKE A NEW HOME INSIDE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

**Reception Room / Dining** 3.64m x 3.00m (11' 11" x 9' 10") Enter your new home through the brand new composite front door which also includes two floor to ceiling uPVC sealed unit double glazed side panels allowing an abundance of natural daylight in. This fabulous room doubles up as a really cool open-plan Entrance Hall/Dining Room and features a freshly plastered ceiling with inset spotlights, quality laminate flooring and radiator. There's a handy storage cupboard which also housed your brand new combi boiler and an opening to your ...

**Lounge** 3.64m x 3.48m (11' 11" x 11' 5") Located to the front of the property with a new uPVC sealed unit double glazed window, radiator and sumptuous fitted carpet underfoot. Again, freshly plastered and decorated.

**Kitchen** 5.46m x 4.00m (17' 11" x 13' 1") narrowing to 2.69m  
If you enjoy open-plan living, then this is the hub of the home. A range of base and wall units are fitted to three walls complete with white high gloss doors and drawers and a modern worktop and upstands over. A stainless steel sink is located under the uPVC sealed unit double glazed window offering stunning views over your rear Garden, appliances include a dual fuel range cooker, with stainless splashback and extractor hood over. Ample space is provided for your tall fridge freezer, automatic washing machine or dishwasher.

To the other side, your brand new carpeted staircase leads you up to all first floor rooms while below there's a super area with even more base units and space for your tumble dryer.

The Kitchen features freshly plastered walls and ceiling with inset spotlights, quality laminate flooring and radiator. An opening leads you into your ...

**Rear Lobby**  
Your new half glazed back door leads you outside while a door leads you into your ...

**Cloakroom WC** 1.97m x 1.22m (6' 6" x 4')  
Again, completely refurbished, your downstairs Loo features a suite comprising of a low level WC, vanity wash hand basin and new opaque uPVC sealed unit double glazed window. There's also a chrome heated towel rail, radiator and laminate floor.

### FIRST FLOOR

**Landing**  
At the top of the relocated staircase, the Landing features doors lead off to all first floor rooms, there's a uPVC sealed unit double glazed window and airing cupboard.

**Master Bedroom** 11' 11" x 11' 6" (3.64m x 3.50m)  
Located to the front of the property, your Master features a new uPVC sealed unit double glazed window, fitted carpet, radiator and a door leads you into Bedroom 3.

**Bedroom 3** 3.65m x 3.46m (12' x 11' 4")  
The smallest of the three is still a good size and is located centrally. This would make a super dressing room, nursery or playroom as there are two entrances, one from your Master the other from the Landing. There's also a fitted carpet and radiator.

**Bedroom 2** 4.00m x 2.61m (13' 1" x 8' 7") max  
Located to the rear part of the property, this a large double Bedroom featuring a uPVC sealed unit double glazed window to rear aspect, radiator and fitted carpet.

**Family Bathroom** 2.50m x 2.68m (8' 2" x 8' 10") narrowing to 1.28m  
What a luxurious way to start and end your day in your modern contemporary Bathroom. A suite comprising of a panel bath with shower and glass screen over, vanity sink and WC. An opaque uPVC sealed unit double glazed window, heated towel rail and vinyl flooring finish the fresh look..

### OUTSIDE

**Front Garden**  
A walled front garden with a lawn and a gate to side.

**Rear Garden**  
This plot is over 30m in length and is accessed front a service road to rear. Double gates lead into a brickweave driveway, there is a timber outbuildings and the garden is mainly laid to lawns, A super opportunity to make a wonderful Garden and west facing too.

### PLANNING FOR SELF CONTAINED ANNEX

The current owner has had plans drawn up, submitted and approved to create a one bedroom single storey Annex within the grounds of this property. Please see plans attached.

**Council Tax**  
Great Yarmouth Council - Band B

### SUMMARY

If you are looking for a new property, but disappointed with room and Garden sizes, then consider this one. It is pretty much a brand new home inside a traditional Victorian semi.

Plus, if you need more space for a relative or create a cool teenagers pad, build the Annex in the Garden!

To view call me on the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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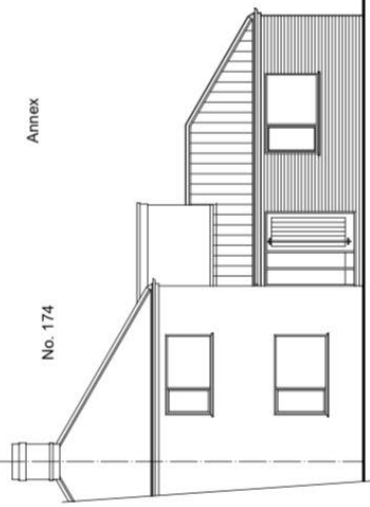
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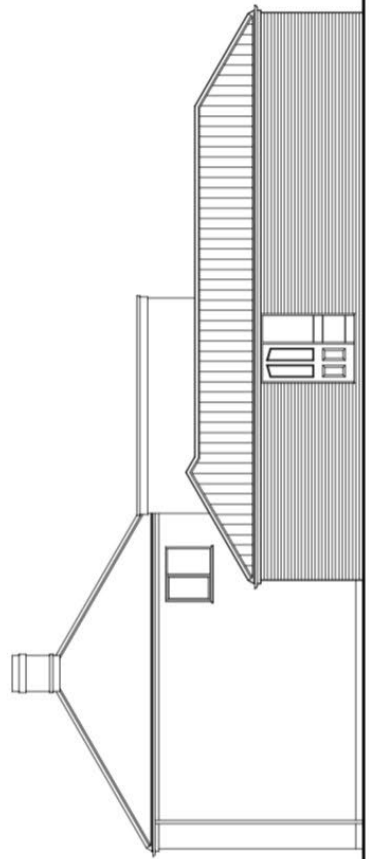
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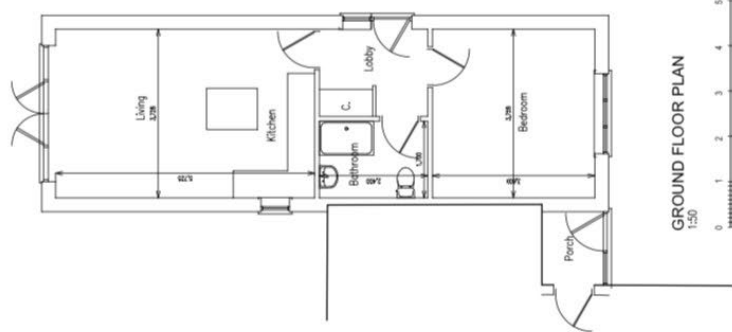
**PROPOSED SUB-DIVISION OF GARDEN TO CONSTRUCT ATTACHED ANNEX**  
 174, Beccles Road, Bradwell, NORFOLK.  
 Planning Drawing



FRONT ELEVATION (south)  
1:50



SIDE ELEVATION (east)  
1:50



GROUND FLOOR PLAN  
1:50



Site Location Plan  
1:1250

NOTES: 1. This plan is submitted for the purpose of obtaining planning permission for the proposed extension and construction of new annex. It is not intended to be used for any other purpose. 2. The proposed extension and construction of new annex is shown in grey. 3. The proposed extension and construction of new annex is shown in grey. 4. The proposed extension and construction of new annex is shown in grey. 5. The proposed extension and construction of new annex is shown in grey.

**Andrew Middleton**  
 23 Regent Street,  
 Great Yarmouth  
 NORFOLK  
 NR50 1RL Tel: (01493) 856611

Project: Extension and construction of new annex  
 174, Beccles Road, Bradwell, Norfolk  
 Planning Drawing

Client: **Mr J. Reed**

Scale: 1:50 Date: December 2022

Drawing No: 1733/2

Revision: Rev A

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

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# BEAUTIFULLY REFURBISHED THREE BED SEMI | LARGE GARDENS

## MODERN CONTEMPORARY OPEN PLAN STYLING

We are delighted to offer for sale this completely refurbished and modernised three bed semi. Its like a brand new home inside a traditional Victorian semi-detached house. No expense has been spared, so many new upgraded including full gas central heating, new windows, new electrics, much improved layout with freshly plastered walls, brand new Kitchen, new Cloakroom, new Bathroom, floor coverings ... the works!

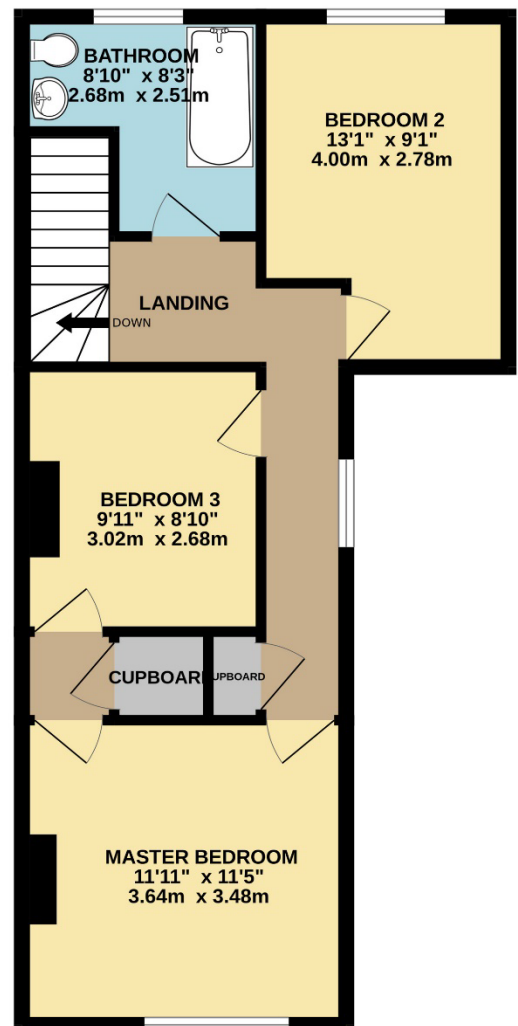
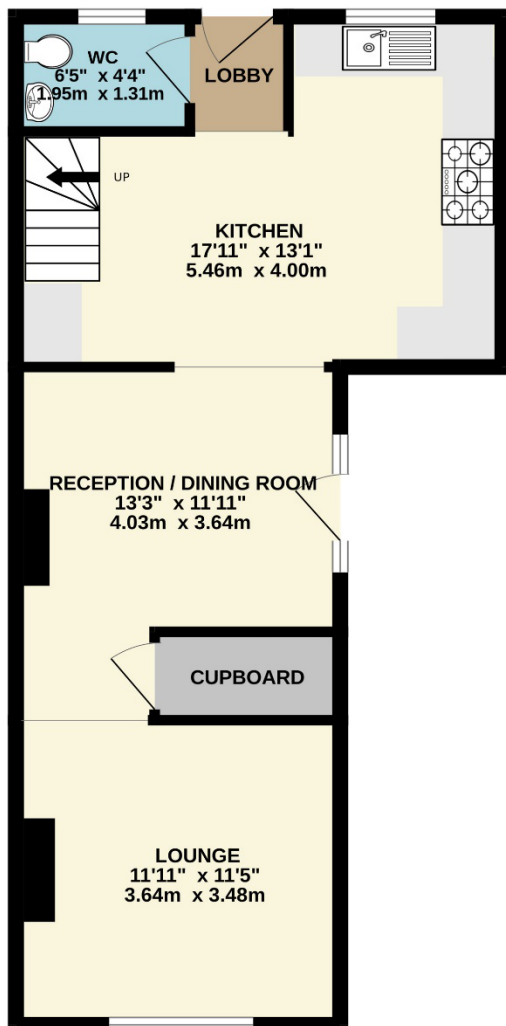
Your accommodation comprises of two Reception Rooms, large Kitchen and Cloakroom WC on the ground floor, while upstairs, three Bedrooms and good size family Bathroom. All this with a huge Garden and Driveway to rear, plus...

### PLANNING PERMISSION TO CREATE A SELF CONTAINED ANNEX ALSO INCLUDED

#### LOCATION & AMENITIES

This super opportunity is all about location. Set on a large plot on the outskirts of this popular residential neighbourhood, Bradwell is set just to the west of the seaside town of Great Yarmouth. Local amenities such as good schools, a supermarket, doctor's surgery are on your doorstep, however the town centres of Gorleston-on-Sea and Great Yarmouth are only a couple of miles east and the fine City of Norwich just 20 miles away. With the stunning Norfolk Broadland countryside closeby, Bradwell is a superb place to reside.

**Contact: Steve Newsham | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



174 BECCLES ROAD, BRADWELL

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.

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