

FREEHOLD



Bungalow - Detached

# BECCLES ROAD BRADWELL NR31 8DF

Price Guide

£350,000

## FEATURES

- Detached Bungalow
- Generous Plot
- Enclosed Garden
- Driveway
- Conservatory
- FOUR Bedrooms
- Ensuite Shower Room
- Garage
- Two Receptions
- No Chain



# 4 Bedroom Bungalow - Detached located in Great Yarmouth

Welcome to Beccles Road in the charming village of Bradwell, this spacious detached bungalow presents an excellent opportunity for comfortable living. Boasting four well-proportioned bedrooms, including a ensuite, this property is perfect for families or those seeking extra space.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertainment. The spacious living room is enhanced by a wood burner, creating a warm and welcoming atmosphere during the cooler months. Additionally, a lovely conservatory offers a bright and airy space to enjoy the garden views throughout the year.

The property is set within a generous plot, featuring a large rear garden that is ideal for outdoor activities, gardening, or simply unwinding in the fresh air. For convenience, there is parking available for one vehicle, along with a garage for additional storage or workshop space.

Situated within close proximity to local amenities, residents will find a supermarket just a short walk away, ensuring that daily necessities are easily accessible. Furthermore, Bradwell benefits from excellent transport links to main roads, making it easy to explore the surrounding areas.

The nearby coastal town of Great Yarmouth is just a stone's throw away, offering a vibrant seaside experience with a variety of attractions, shops, and dining options. This delightful bungalow on Beccles Road is a wonderful opportunity for those looking to enjoy a peaceful yet convenient lifestyle in a picturesque setting.

## Porch

Door to the front with windows to both front and side, door to entrance hall.

## Entrance Hall

Doors to bedrooms, dining room, sitting room and bathroom. radiator and access to the loft space.

## Sitting Room

21'11 x 12'11

## Kitchen

15'3 max x 15'11 max

This L-shaped kitchen is a generous size with a range of both base and wall mounted units, space and plumbing for appliances. Built in cupboard with boiler. Windows to rear and door to inner hall and bedroom.

## Guest Bedroom

14'3 x 9'9

Window to front and side , radiator and door to the shower room.

## Shower Room

Opaque window to the rear, walk in shower, wash hand basin and wc.

## Inner Hall

Built in cupboard, door to main bedroom and the dining room.

## Dining Room

12'9 x 8'0

Double glazed door to conservatory and radiator.

## Conservatory

11'3 x 10'6

Windows to rear, double doors to the garden.

## Bathroom

Windows to the rear and side, panel bath, wash hand basin and wc, tiling to walls and floor. Radiator.

### Main Bedroom

18'3 x 9'11 max

Window to rear and sides, radiator.

### Bedroom Two

10'3 x 7'8

Window to front and radiator.

### Bedroom Three

10'10 x 10'5

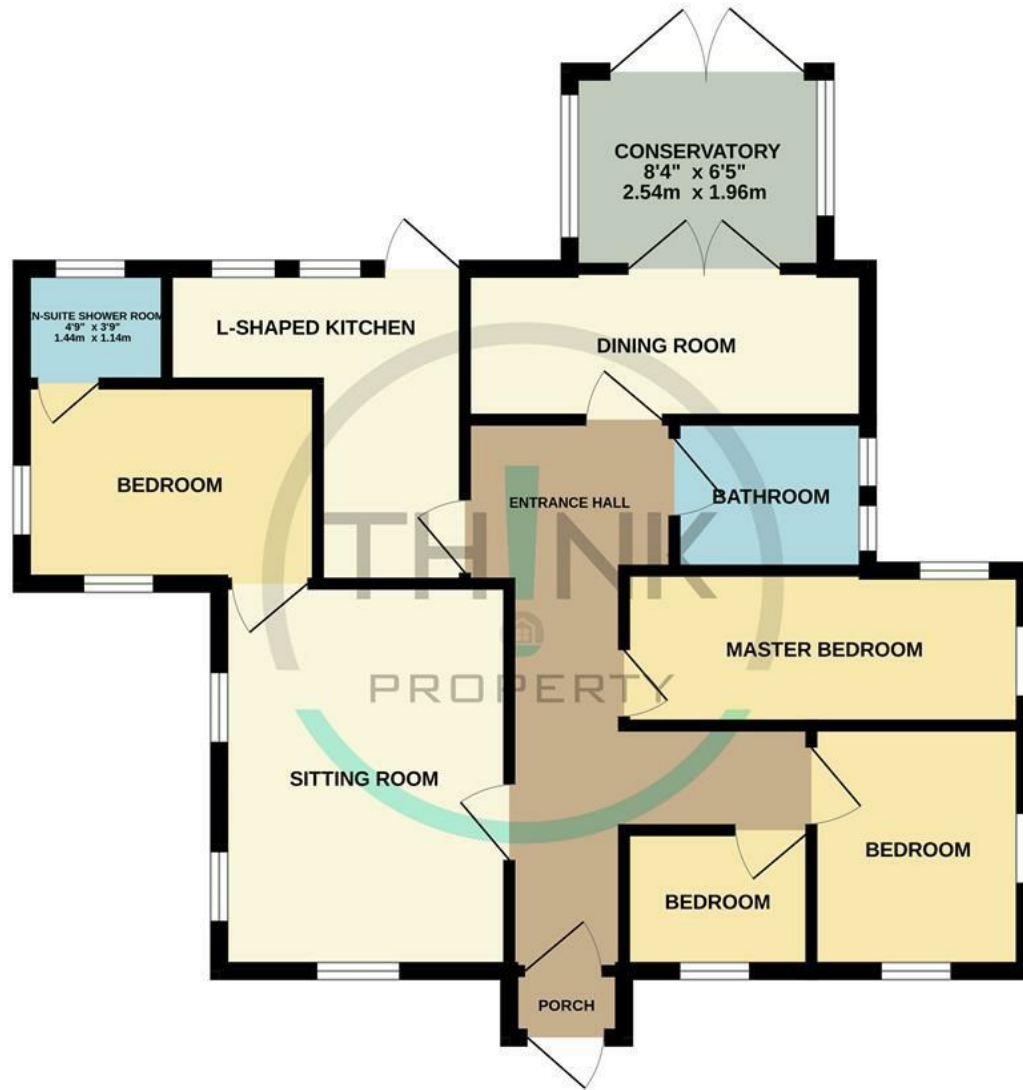
Windows to front and side, radiator.

### Outside

Drive is a generous size leading to the garage. Gated to the rear garden along the side. The rear garden is mainly laid to lawn and enclosed making this a perfect size for those with children and entertaining guests.



## GROUND FLOOR



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Council Tax Band

**D**



| 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>                            |         | 77        |
| (55-68) <b>D</b>                            | 57      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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