



Bycroft Estate Agents



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31 Hawthorn Crescent

Bradwell, Great Yarmouth, NR31 8PX

£1,350 pcm

EPC Rating D

A unique opportunity to acquire this four double bedroomed property with two additional rooms (which would make an ideal office and nursery). This chalet-style bungalow is situated in the sought after village location of Bradwell close to schools for all ages as well as shops and amenities.

KITCHEN

15' 3" x 9' 3" (4.65m x 2.82m) solid wood flooring; range of wall units and base cupboards and drawers with worksurface over; space and plumbing for washing machine and dishwasher; space for fridge; butler sink with mixer tap; range oven; wall cabinets; UPVC double glazed window; side entrance door; wall mounted radiator; cloaks cupboard; large opening to Dining Room/Hall.

DINING ROOM / HALL

14' 7" x 9' 7" (4.44m x 2.92m) solid wood flooring; wall mounted radiator; Velux windows; stained glass side window; open wooden staircase to first floor; understairs storage cupboard; large opening to Lounge.

LOUNGE

19' 4" x 12' 9" (5.89m x 3.89m) tiled flooring; UPVC double glazed French doors to garden; two UPVC double glazed windows; two wall mounted radiators.

INNER HALL TO FRONT

side door; tiled flooring; wall mounted radiator.

BEDROOM 3

9' 10" x 9' 11" (3m x 3.02m) tiled flooring; two UPVC double glazed windows; wall mounted radiator.

BEDROOM 4

9' 10" x 9' 11" (3m x 3.02m) tiled flooring; UPVC double glazed window; wall mounted radiator.

BEDROOM 5

8' 11" x 9' 10" max (2.72m x 3m) tiled flooring; UPVC double glazed window; wall mounted radiator.

BATHROOM

tiled flooring; wall mounted heated towel rail; bath with wall mounted shower over; low level wc; hand wash basin; UPVC double glazed frosted window.

FIRST FLOOR LANDING

solid wood flooring; Velux window.

BEDROOM 1

14' 7" x 9' 7" (4.44m x 2.92m) solid wood flooring; wall mounted radiator; four UPVC double glazed Velux roof lights; two built in wardrobes; opening to En Suite.

EN SUITE

solid wood flooring; wall mounted radiator; low level wc; hand wash basin; corner bath; UPVC double glazed window.

BEDROOM 2

16' 8" x 10' 6" (5.08m x 3.2m) solid wood flooring; wall mounted radiator; UPVC double glazed French doors to Juliette balcony; two UPVC double glazed windows; two built in wardrobes.

BEDROOM 6 / STUDY

8' 0" x 6' 9" (2.44m x 2.06m) solid wood flooring; wall mounted radiator; UPVC double glazed window; Velux roof light.

OUTSIDE

To the front of the property there are double wrought iron gates leading to a spacious brickweave driveway with space for several cars, lawn and borders with shrubs and plants and double length tandem garage. The garage measures 27' 10" x 7' 10" with up and over door to front, light, power, space for freezer and tumble dryer, side and rear windows and personal door into rear garden. To the rear there is an enclosed, mature, westerly facing garden with full width brickweave patio, lawn and wide borders with shrubs, plants and trees. Side access gate with pathway to front and rear.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

This property is currently listed as Band C.