



**9 Browston Corner**

Bradwell, Great Yarmouth, NR31 9DJ

**£995 pcm**

EPC Rating E



**Ideally located detached bungalow just a short drive from James Paget Hospital and all the local schools and amenities Bradwell and Gorleston has to offer.**

### **ENTRANCE PORCH**

double glazed entrance door; internal door to Hallway.

**HALLWAY** laminate flooring; radiator; opening into Kitchen and doors to Lounge and Bedroom 1.

### **LOUNGE**

16' 4" x 11' 5" (5.0m x 3.5m) carpet; two radiators; open fire with brick surround leading into a brick corner unit for TV; double glazed bay window to front and double glazed window to side aspect.

### **BEDROOM 1**

16' 4" x 11' 5" (5.0m x 3.5m) carpet; radiator; double glazed bay window to front aspect; sink unit.

### **KITCHEN**

10' 5" x 10' 5" (3.2m x 3.2m) laminate flooring; cream wall and base units with drawers and wood effect vinyl worksurface over including breakfast bar for dining; fitted electric oven; four ring ceramic hob with stainless steel splashback and extractor hood over; one and a half bowl stainless steel sink with drainer; double glazed window to side; radiator; useful storage/cloaks cupboard with smaller storage cupboard to the side. The Kitchen leads into a rear lobby area which provides doors into Utility, Bedroom 2 and Bathroom. Storage cupboard containing plumbing for washing machine.

### **UTILITY / LEAN TO EXTENSION**

9' 10" x 7' 2" (3.0m x 2.2m) laminate flooring; radiator; double glazed door out to garden; range of wall and base units and drawers (to match Kitchen); space and plumbing for washing machine or dishwasher and space for a tumble dryer with vent hole; double glazed windows to the length of one side overlooking the pleasant garden.

### **BEDROOM 2**

9' 10" x 9' 10" (3.0m x 3.0m) carpet; radiator; double glazed window to side; door into useful storage cupboard/very small office with carpet, worksurface and double glazed frosted window to side.

### **BATHROOM**

9' 10" x 7' 2" (3.0m x 2.2m) vinyl flooring; white suite comprising of low level wc; hand wash basin; bath; shower cubicle with sliding doors and electric shower unit; wall mounted towel warmer/radiator; frosted double glazed window to side.

### **OUTSIDE**

**AGENT'S NOTE** - on leaving Bradwell and travelling towards Belton direction, the property is located on the left hand side of Beccles Road just before the roundabout leading into Beaufort Way, Belton and Fritton. The property is positioned within the garden with grassed areas surrounding the front and side of the property. There is off road parking for several vehicles and a well maintained, mature garden. Please note there is no enclosed garden area.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band C.

