





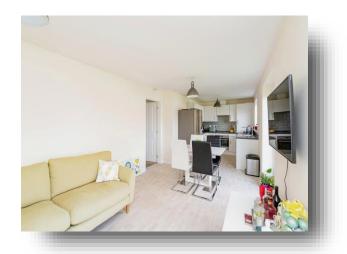




# welcome to

# **Howard's Way, Bradwell GREAT YARMOUTH**

\*\*GUIDE PRICE £365,000 - £375,000\*\* A well presented detached family home. Situated within a desirable village location.

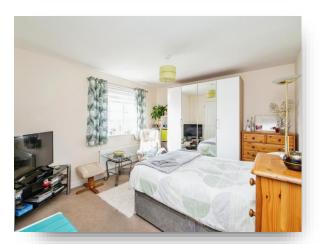












#### **Entrance Hall**

Welcoming entrance hall, with carpeted flooring, radiator, ceiling light, wall sockets, access to garage & stairs leading to first floor landing

#### W/c

W/C, wash hand basin, radiator & ceiling light

# Lounge

15' 1" x 10' (4.60m x 3.05m)

Spacious living area. A perfect central gathering space for relaxation and entertaining. With DG window to front aspect, carpeted flooring, wall sockets, ceiling light, radiator & TV point

#### Kitchen/diner

27' 9" x 9' 10" ( 8.46m x 3.00m )

Modern & well-appointed open plan kitchen diner, with DG window & 2 x uPVC French doors to rear aspect giving access to rear garden. A range off wall and base units with complimentary granite effect work surfaces over, built in electric oven & hob with extractor over, plumbing for washing machine, 1.5 bowl stainless steel sink & drainer with mixer tap, 3 x ceiling lights, radiator, cupboard housing boiler, space for free standing American style fridge freezer, power points, laminate flooring, TV point, space for dining table & large corner sofa

# **First Floor Landing**

Carpeted flooring, loft access, ceiling light & access to first floor bedrooms & family bathroom

## **Bedroom One**

13' 11" x 11' 6" ( 4.24m x 3.51m )

DG Window to front aspect, carpeted flooring, radiator, built in cupboard, ceiling light, wall sockets, TV point & access to en-suite shower room

# **En-Suite Shower Room**

Opaque DG window to front aspect, wash hand basin, shower cubicle with tiled splashback, W/C, radiator, ceiling light & laminate flooring

## **Bedroom Two**

13' 2" x 10' (4.01m x 3.05m)
DG Window to front aspect, carpeted flooring, TV point, ceiling light, radiator & wall sockets

#### **Bedroom Three**

10' 4" x 11' 1" ( 3.15m x 3.38m ) DG Window to rear aspect, carpeted flooring, radiator, wall sockets & ceiling light

#### **Bedroom Four**

12' x 9' 8" ( 3.66m x 2.95m )
DG Window to rear aspect, carpeted flooring, radiator, ceiling light & wall sockets

#### **Bathroom**

DG Opaque window to side aspect, W/C, wash hand basin, paneled bath with shower over, extractor fan, ceiling light, radiator, laminate flooring & partially tiled walls

#### **Bedroom Five**

7' 8" x 7' 2" ( 2.34m x 2.18m )

Currently used as a study, with DG Window to rear aspect, carpeted flooring, wall sockets, ceiling light & radiator

#### Rear Garden

Fully enclosed rear garden, mostly laid to lawn, small paved pathway to side giving access to front. Planted with potted plants & plenty of space for outdoor activities, alfresco dining & entertaining

#### **Front Exterior**

Aesthetically pleasing front exterior, with brick weave driveway for off road parking leading to double garage, lawed area to side and gated access to rear garden

# **Agents Notes**

Selling as a Freehold





# welcome to

# Howard's Way, Bradwell GREAT YARMOUTH

- A Well Presented 5 Bedroom Detached Family Home
- Modern & Contemporary Feel Throughout
- Tastefully Decorated
- Large Rear Garden, Double Driveway & integral Garage
- Enviable Village Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

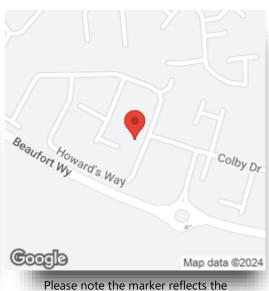
offers in excess of

£360,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WEA107340



Property Ref: WEA107340 - 0012 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.





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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.