









## welcome to

# **Busseys Loke, Bradwell Great Yarmouth**

\*NEW TO MARKET\* William H Brown are proud to offer you this 2 bedroom semi-detached Bungalow. Located within the desirable village of Bradwell, With a little renovation & personal touches this lovely property has the potential to be transformed into a beautiful family home.













#### **Entrance Hall**

Carpeted flooring, storage cupboard, ceiling light & loft access

## Lounge

12' 11" x 12' 1" ( 3.94m x 3.68m )

A spacious living area, comprising off DG window to front aspect, carpeted flooring, TV point, coved ceiling, wall sockets, ceiling light, 2 x storage heaters & feature brick built fireplace with electric fire

#### Kitchen/Diner

9' 3" x 9' (2.82m x 2.74m)

Contemporary & well-appointed kitchen with DG window to rear aspect. A range of wall and base units with complimentary roll top work surfaces over, 1.5 bowl stainless steel sink & drainer with mixer tap, plumbing for washing machine, partially tiled walls, built in storage cupboard, space for electric oven, power points, ceiling light, carpeted flooring & space for dining table

### **Utility Room**

Space for free standing fridge/freezer

#### **Bedroom One**

11' 10" x 8' 8" ( 3.61m x 2.64m )

DG window to front aspect, carpeted flooring, wall sockets, ceiling light, built in over bed storage units & a further 2 x built in corner cupboards

#### **Bedroom Two**

11' 10" x 8' 8" ( 3.61m x 2.64m )

DG window to rear aspect, carpeted flooring, ceiling light & wall sockets

## **Shower Room**

DG opaque window to rear aspect, wash hand basin, low level W/C, corner shower cubicle with pull door opening & glass surround, fully tiled walls & built in storage units & shelving

## Rear Garden

A fully enclosed garden to rear, planted with mature trees & mostly laid to lawn, with large out building &

timber storage shed for storing outdoor tools and equipment

#### Front Exterior

Aesthetically pleasing front exterior with low level brick built wall & gated access for added privacy. A paved driveway for off road parking & lawned area to side





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# **Busseys Loke, Bradwell Great Yarmouth**

- 2 Bedroom Semi-Detached Bungalow
- Enviable Village Location
- Off Road Parking
- Double Glazing Throughout
- Close to an Abundance of Amenities

Tenure: Freehold EPC Rating: E

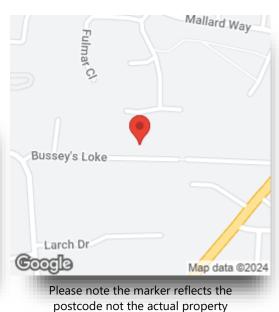
offers in excess of

£230,000









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Property Ref: WEA107474 - 0008 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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