



Sunninghill Close, Bradwell Great Yarmouth NR31 9JB

welcome to

Sunninghill Close, Bradwell Great Yarmouth

Charming 2-bed park home on desirable site.residential site with a 12-month occupancy. This beautiful property offers a wealth of desirable features, such as an ensuite cloakroom and walk-in wardrobe in the main bedroom, driveway parking, and a stylish shower room.



Entrance Hall

Kardean flooring, ceiling light & radiator

Dining Room

9' 9" x 7' 11" (2.97m x 2.41m)

DG window to side aspect, Kardean flooring, radiator, ceiling light & wall sockets

Lounge

19' 4" x 11' 5" (5.89m x 3.48m)

DG windows to front & side aspect, 2 x ceiling lights, radiator, Kardean flooring, wall sockets, TV point & feature electric fireplace

Kitchen

7' 5" x 11' 2" (2.26m x 3.40m)

A well appointed kitchen with DG window & uPVC door to side aspect. A range of wall and base units with complimentary work surfaces over, built in electric oven & grill, electric hob and extractor over, sink & drainer with mixer tap, vinyl flooring, wall sockets, plumbing for washing machine & tumble dryer, space for fridge/freezer & ceiling light

Bedroom One

9' 5" x 11' 9" (2.87m x 3.58m)

DG window to rear aspect, radiator, ceiling light, vinyl flooring, wall sockets & walk in wardrobe

En-Suite

DG opaque window to side aspect, wash hand basin, shower cubicle, vinyl flooring, W/C

Bedroom Two

5' 10" x 9' 5" (1.78m x 2.87m)

DG bay window to side aspect, vinyl flooring, built in wardrobes & draws, ceiling light, wall sockets & radiator

Wet Room

DG opaque window side aspect, wash hand basin, W/C, radiator, ceiling light



check out more properties at williamhbrown.co.uk



welcome to

Sunninghill Close, Bradwell Great Yarmouth

- 12 month residential site
- Driveway parking
- Envious Location
- Two adequate sized bedrooms with one featuring A dressing room and ensuite
- Good transport links nearby

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WEA107502 - 0003

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.

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.

Not for marketing purposes INTERNAL USE ONLY



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk