

# Sunninghill Close, Bradwell Great Yarmouth NR31 9JB

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### welcome to

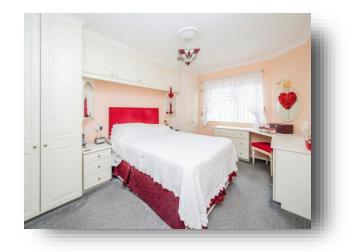
## Sunninghill Close, Bradwell Great Yarmouth

\*NEW TO MARKET\* A delightful park home in a peaceful Bradwell community. This 12-month residential site offers easy access to local conveniences













#### **Entrance Hall**

Carpeted flooring, storage cupboard, radiator & ceiling light

#### Lounge/Diner

19' 5" x 17' 8" ( $5.92m \times 5.38m$ ) Spacious living area, comprising of 3 x DG windows to front & 1 x DG window to side aspect. carpeted flooring, 3 x radiators, feature electric fireplace, wall sockets, TV point, 2 x ceiling lights & space for dining table

#### Kitchen

9' 5" x 11' 1" ( 2.87m x 3.38m ) A well appointed kitchen with DG window to side aspect. A range of wall and base units with complimentary worksurfaces over, built in electric oven & grill, electric hob & extractor over, space for fridge/freezer, wall sockets, ceiling light & vinyl flooring

#### **Utility Room**

5' 5" x 7' (1.65m x 2.13m ) Plumbing for washing machine & tumble dryer, vinyl flooring & ceiling light

#### **Bedroom One**

13' 5" x 9' 6" ( 4.09m x 2.90m ) DG window to rear aspect, carpeted flooring, radiator, ceiling light, walk in wardrobe, wall sockets, fitted wardrobes & dressing table

#### En-Suite

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

#### **Bedroom Two**

9' 6" x 10' 6" (  $2.90m \times 3.20m$  ) DG window to rear aspect, carpoeted flooring, ceiling light, wall sockets, radiator & built in wardrobes

#### Wc

DG opaque window to side aspect, W/C, wash hand basin with vanity unit under & radiator





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## Sunninghill Close, Bradwell Great Yarmouth

- 2 Bedroom Park Home
- Well equipped kitchen with adjoining utility
- Good transport links nearby
- Spacious sitting room/diner
- Two adequate sized bedrooms with one featuring A dressing room and ensuite

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.

# £170,000







Property Ref: WEA107503 - 0002 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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# Market Rd Orion Cl Subminghill Cl Lumsden Cl Map data @2024 Google Please note the marker reflects the postcode not the actual property

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#### 01493 661999

Gorleston@williamhbrown.co.uk

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



#### williamhbrown.co.uk