



Whimbrel Drive, Bradwell Great Yarmouth NR31 9UN

welcome to

Whimbrel Drive, Bradwell Great Yarmouth

New To Market Extended 2-bedroom end terraced house in a prime location. With a Driveway to the rear of the property



Entrance Hall

UPVC front door, Carpeted flooring, rad with wooden cover

Lounge

13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to front aspect, carpeted flooring, under stair storage cupboard, rad, ceiling light

Dining Room

8' 7" x 7' 8" (2.62m x 2.34m)

UPVC patio doors to rear garden, Double glazed windows to side & rear aspects, tiled flooring, ceiling light

Kitchen

13' 2" x 8' 7" (4.01m x 2.62m)

Double Glazed window to rear, Wall & base units, integrated oven with electric hob, extractor fan, space for washing machine, sink with drainer & mixer tap, tiled floor,

Study

10' 9" x 7' 8" (3.28m x 2.34m)

UPVC patio doors to rear, tiled flooring, rad, ceiling light

Downstairs Bathroom

Double glazed window to side, tiled floor, WC, Hand wash basin, shower cubicle, ceiling light

Landing

Double glazed window to side aspect, carpeted flooring, ceiling light

Bedroom 1

13' 4" x 13' 3" (4.06m x 4.04m)

2x Double glazed windows to front aspect, carpeted floor, built in wardrobes & drawers, airing cupboard, rad, ceiling light

Bedroom 2

12' 2" x 6' 10" (3.71m x 2.08m)

Double glazed windows to rear, carpeted flooring,

built in wardrobe, rad, ceiling light

Bathroom

Double glazed to rear, tiled floor, wc, hand wash basin, Bath, ceiling light

Rear Garden

To the rear of the property is a fully enclosed rear garden. Part is patio and part is laid to lawn. A driveway is also to the rear of the property.



view this property online williamhbrown.co.uk/Property/WEA107568



welcome to

Whimbrel Drive, Bradwell Great Yarmouth

- NO CHAIN
- Sought After Location
- Driveway
- Modern Open Plan Kitchen/Diner
- Downstairs Shower Room

Tenure: Freehold EPC Rating: Awaited

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA107568](https://www.williamhbrown.co.uk/Property/WEA107568)



Property Ref:
WEA107568 - 0006

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.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



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



williamhbrown.co.uk