









# welcome to

# **Beccles Road, Bradwell Great Yarmouth**

\*New To Market\* Stunning 3 bedroom semi-detached Bungalow, with garage and driveway in a sought after location.













#### **Entrance Hall**

UPVC front door, wood effect flooring, rad, spotlights, leading to open plan lounge/diner

## Lounge

12' 7" x 12' 1" ( 3.84m x 3.68m )

Patio doors to rear garden, electric fireplace, wood floor, ceiling light

# **Dining Room**

16' 5" x 8' 3" ( 5.00m x 2.51m ) wood effect flooring, spotlights, loft hatch,

#### Kitchen

15' 11" x 7' 10" ( 4.85m x 2.39m )

Double glazed window to front aspect, french doors to conservatory, tiled flooring, wall and base units, sink with drainer & mixer tap, space for range cooker, space for american fridge/freezer, spotlights.

# Conservatory

21' 9" x 9' 10" ( 6.63m x 3.00m )

Double glazed windows all around, doors to garden, fitted blinds, carpeted flooring, ceiling light

#### **Bedroom 1**

12' 5" x 12' 2" ( 3.78m x 3.71m )

Double glazed bay window to front aspect with fitted blinds, carpeted flooring, rad, ceiling light

## **Bedroom 2**

11' 10" x 9' 4" ( 3.61m x 2.84m )

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

# **Bedroom 3**

9' 4" x 8' 4" ( 2.84m x 2.54m )

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

# **Bathroom**

Double glazed window to rear aspect, wood effect flooring, mostly tiled walls, shower cubical, bath, hand wash basin, wc, heated towel rail, spotlights

#### **Front Garden**

Small patio area with patio slabs and gravel.

#### **Rear Garden**

Part artificial grass, raised decking area.





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# **Beccles Road, Bradwell Great Yarmouth**

- Modern and Decorated throughout
- Garage and Driveway
- 3 Bedrooms
- Sought After Location
- Large Plot

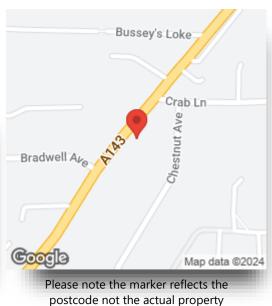
Tenure: Freehold EPC Rating: D

£325,000









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