



Beccles Road, Bradwell Great Yarmouth NR31 8DF

welcome to

Beccles Road, Bradwell Great Yarmouth

Where village living meets convenience. William H Brown are delighted to present to you this Exceptional 3 bed detached bungalow, renovated to a high standard throughout.



Entrance Hall

20' 7" x 21' (6.27m x 6.40m)

A welcoming entrance hall, comprising of double glazed door to front aspect, wood effect laminate flooring, radiator, ceiling light, smooth plastered ceiling, and doors allowing access to reception rooms

Cloakroom

W/C, wash hand basin, built in storage cupboard, radiator, inset ceiling spotlight and fully tiled walls

Lounge/Diner

23' 3" x 11' 8" (7.09m x 3.56m)

A spacious living and dining room, and perfect central gathering hub to relax as a family, with double glazed windows to front and side aspect. Wood effect laminate flooring, smooth plastered ceiling, inset alcove with shelving, radiator, 2 x ceiling lights, wall sockets, feature free standing cast iron electric stove, and media wall housing TV

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

A modern and well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units with complimentary granite effect worksurfaces over, built in double electric oven, induction hob and canopied stainless steel extractor fan over, 1 bowl stainless steel sink and drainer with mixer taps, space for American style fridge/freezer, plumbing for washing machine, inset ceiling spotlights, tiled splashback, tiled flooring, built in breakfast bar, power points, and single uPVC door allowing access to rear garden

Utility Room

6' 8" x 3' 6" (2.03m x 1.07m)

Double glazed window to rear aspect. Plumbing for dishwasher, tiled flooring, ceiling light, wall sockets and radiator

Master Bedroom

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to front aspect. Carpeted

flooring, ceiling light, radiator, wall sockets and fitted wardrobes with full length glass sliding doors

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, TV point, inset with built in shelving and radiator

Bedroom Three

14' 10" x 7' (4.52m x 2.13m)

Double glazed window to side & rear aspect. Carpeted flooring, ceiling light, wall sockets, TV point and single uPVC double glazed door, allowing access to rear garden

Family Bathroom

10' 8" x 7' 7" (3.25m x 2.31m)

A modern 4-piece suite, with double glazed opaque window to side aspect. Panelled corner Jacuzzi bath, W/C, wash hand basin, corner shower cubicle, with thermostatic shower attachment, tiled flooring, heated towel radiator, fully tiled walls, built in storage cupboard, and inset ceiling spotlights

Rear Garden

An extensive rear garden, fully enclosed by a study timber and brick post fence boundary for added privacy. The garden is predominately laid to lawn, raised flower beds, mature trees and potted plants surround the lawn, creating a perfect spot for outdoor activities and recreation. Adjacent to the lawn you'll find a large paved patio area, ideal for outdoor dining and entertaining, and a separate raised decked area, complete with pergola. A large outbuilding equipped with power and lighting. Currently serving a games room and bar, which has the potential to be transformed into a home office or gym.

Front Exterior

An Aesthetically pleasing front exterior, with shingled driveway, for secure off road parking for upto three vehicles. A paved pathway leads to gated access into the rear garden



view this property online williamhbrown.co.uk/Property/WEA107910



welcome to

Beccles Road, Bradwell Great Yarmouth

- GUIDE PRICE - £275,000 A Immaculately Presented 3 Bedroom Detached Bungalow
- Modern Kitchen & Utitly Room
- Enviaible Village Location
- Double Glazing & Gas Central Heating
- Family Bathroom & Separate W/C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107910



Property Ref:
WEA107910 - 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.

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