



**New Bungalow Marsh Lane, Burgh Castle Great Yarmouth NR31  
9QH**



**welcome to**

## **New Bungalow Marsh Lane, Burgh Castle Great Yarmouth**

New Bungalow, Marsh Lane, where village living meets convenience. Offering an exciting project for those looking to add value or create a bespoke family home. Call us today on (01493) 661999



### Entrance Hall

13' 5" x 5' 1" ( 4.09m x 1.55m )

A welcoming entrance hall, comprising of double glazed door with fixed side panel to front aspect. Carpeted flooring, ceiling light, 2 x radiators, built in storage cupboard and double doors allow access to...

### Lounge

21' 10" x 13' 5" ( 6.65m x 4.09m )

A spacious living area, with double glazed bay fronted window, beautiful Parquet flooring, 2 x radiators, feature natural York stone chimney breast, housing gas fire and brick-built and tiled hearth, wall and ceiling lights, TV and telephone point, and large sliding patio doors, allow access to side, rear garden

### Dining Room

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window to rear aspect. Beautiful Parquet flooring, radiator, and pendant ceiling light

### Kitchen

11' 1" x 11' 1" ( 3.38m x 3.38m )

A well-appointed, contemporary kitchen, with double glazed window and single door to rear aspect, allowing access to garden. A range off wall and base units with complimentary worksurfaces over, built in electric oven, four ring electric hob and concealed extractor over, space for dishwasher, inset housing free standing fridge/freezer, fully tiled walls, 1. bowl stainless steel sink and drainer with mixer taps, power points, tiled effect vinyl flooring, coved ceiling, breakfast bar, with base cupboards and drawers, radiator, and door giving access to...

### Inner Hall

21' 10" x 2' 11" ( 6.65m x 0.89m )

Carpeted flooring, radiator, ceiling light, and doors, allowing access to family bathroom and bedrooms

### Utility Room

5' 4" x 5' 5" ( 1.63m x 1.65m )

Two double glazed windows to rear aspect. Worktop with double base unit, space and plumbing for washing machine

### Family Bathroom

7' 9" x 8' 8" ( 2.36m x 2.64m )

2-piece suite, with double glazed window to rear aspect. Marble bath with mixer tap, vanity unit comprising marble twin wash hand basin, with mixer taps, radiator, and tiled flooring

### W/C

3' 5" x 7' 9" ( 1.04m x 2.36m )

Opaque double glazed window to rear aspect. W/C with concealed cistern, wash hand basin with mixer taps, vinyl flooring, radiator and ceiling light

### Master Bedroom

11' 11" x 11' 2" ( 3.63m x 3.40m )

Double glazed window to rear aspect. Carpeted flooring, Two built-in wardrobes, radiator, wall sockets, wall lights and door to...

### En-Suite Shower Room

7' 9" x 2' 4" ( 2.36m x 0.71m )

Double glazed opaque window to rear aspect. Vanity unit comprising wash hand basin with mixer taps, and double cupboard under, built-in shower cubicle with Mira electric shower attachment, tiled walls, ceiling light and extractor fan

### Bedroom Two

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

Double glazed window to front aspect. Carpeted flooring, radiator, ceiling light, and wall sockets

### Bedroom Three

9' 11" x 11' 9" ( 3.02m x 3.58m )

Double glazed window to front aspect. double wardrobe, radiator, ceiling light, and wall sockets

### Rear Garden

This fully enclosed rear garden is a stunningly maintained expanse that invites you to relax and enjoy the surroundings, laid with an immaculate and perfectly manicured lawn. This pristine greenery stretches gracefully to the edges of the garden, providing a serene backdrop. Adorning the

boundary, you will find mature trees that add character and shade to the space, offering a cool spot to escape on warmer days. This delightful garden is ideal for a variety of outdoor activities. It serves as the perfect setting for al fresco dining, garden parties, and perfect for larger families where kids can play freely. Whether you envision hosting vibrant gatherings, intimate dinners, or simply enjoying a quiet afternoon with a good book, this beautifully maintained garden offers an enchanting retreat that caters to all your outdoor desires

### Front Exterior

The approach to the property features double wrought iron gates opening onto a large paved driveway, providing secure off road parking for ample vehicles and a double width garage with up and over door and rear personal door access.



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## New Bungalow Marsh Lane, Burgh Castle Great Yarmouth

- Three Bedroom Detached Bungalow
- \*CHAIN FREE\*
- Gas Central Heating
- Large Private Driveway
- Double Width Garage

Tenure: Freehold EPC Rating: F

Council Tax Band: F

offers in excess of

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WEA105512 - 0005

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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.



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