



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 of 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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welcome to

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

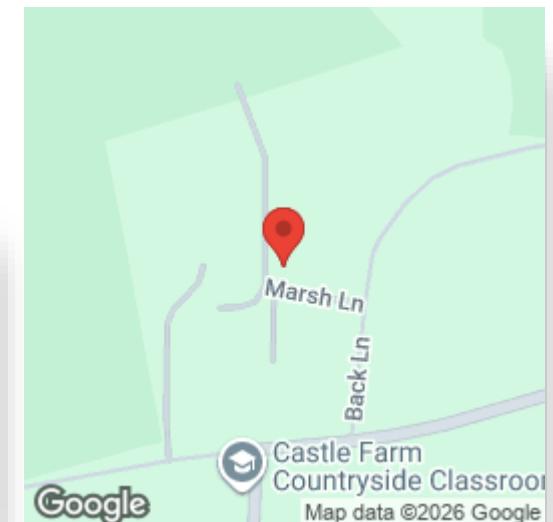


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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.



Property Ref:
WEA105512 - 0005



Please note the marker reflects the postcode not the actual property

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