



Beccles Road, Bradwell Great Yarmouth NR31 8HA

welcome to

Beccles Road, Bradwell Great Yarmouth

NEW TO MARKET Discover the Allure of Beccles Road, where village living meets convenience. A 3/4 bedroom family home, situated within the desirable village location of Bradwell.



Entrance Hall

10' 3" x 5' 11" (3.12m x 1.80m)

A welcoming entrance hall, comprising of uPVC entrance door to front aspect. Solid Bamboo flooring, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Reception Room/Bedroom Four

17' 4" x 10' 8" (5.28m x 3.25m)

Currently used as a home office:

Double glazed windows to front and rear aspect. Grey wood effect laminate flooring, 2 x radiators, TV point, 2 x ceiling lights, coved ceiling, wall sockets and built in storage cupboard

Lounge

17' 3" x 14' 11" Into Recess (5.26m x 4.55m Into Recess)

A perfect central gathering hub, to relax as a family, with double glazed window to front aspect and uPVC sliding patio doors to rear, opening out into rear garden. Walnut laminate flooring, feature brick-built fireplace, with Matt black proflame gas fire, and tiled heath, 2 x radiators, TV point, telephone point, wall sockets and wall lights, and coved ceiling

Kitchen

19' 9" x 9' 3" (6.02m x 2.82m)

A well-appointed and contemporary kitchen, with double glazed windows to front and rear aspect. An extensive range of wall and base units, pull out storage rack, and drawers, with complimentary black marble effect worksurfaces over. Belling Farmhouse dual fuel range cooker and gas hob, with double width light & canopied extractor over, space for free standing American style fridge/freezer, 1.5 bowl stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, walnut laminate flooring, 2 x ceiling lights, power points, radiator, and large opening to...

Conservatory

13' x 14' 5" (3.96m x 4.39m)

A double glazed uPVC and brick-built conservatory, with full length double glazed, windows. uPVC

French door opening into rear garden. Walnut laminate flooring. Two further doors allow for direct access to courtyard patio area and utility/craft room

Utiltiy Room/Craft Room

2' 8" x 2' 8" (0.81m x 0.81m)

A versatile space, making it a valuable addition to any property, and adaptable to various needs, such as utility room, craft room, home office space or play room.

Double glazed window to side aspect. A range of base units, with complimentary worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, plumbing for tumble dryer/washing machine, power points, radiator, ceiling light, and wood effect laminate flooring

First Floor Accommodation Landing

Double glazed window to rear aspect. Carpeted flooring, radiator, ceiling light, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

11' 3" x 11' 4" (3.43m x 3.45m)

Double glazed window to front aspect. Wooden Bamboo flooring, ceiling light, radiator, coved ceiling, TV point, wall sockets, built in storage cupboard and door to..

En-Suite Shower Room

11' 4" x 3' (3.45m x 0.91m)

A modern Grey high gloss 3-piece suite, comprising of wash hand basin with mixer tap and vanity storage unit, W/C, built in shower cubicle with Mira electric shower attachment, white heated towel radiator, wall mounted storage/cabinet, wood effect laminate flooring, inset LED lighting, and extractor fan

Bedroom Two

10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to front aspect. Wood effect laminate flooring, radiator, ceiling light, built in storage cupboard, TV point, and wall sockets

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to rear aspect. Wood effect laminate flooring, radiator, TV point, coved ceiling, ceiling light, and wall sockets

Family Bathroom

11' 4" x 5' 5" (3.45m x 1.65m)

Double glazed opaque window to rear aspect. Panelled bath with wall mounted Mira shower attachment over, W/C with concealed push button cistern, wash hand basin with mixer tap and vanity storage unit under, radiator, wood effect laminate flooring, extractor fan, ceiling light, and fully tiled walls

Rear Garden

A well presented enclosed rear garden, predominantly laid to lawn, creating a perfect canvas for relaxation, family activities and recreation and is tastefully bordered with mature trees, vibrant shrubs and potted plants. Adjacent to the lawn, is a block paving pathway with decorative edging and a separate patio area, which serves an ideal spot for outdoor gatherings and enjoying the surroundings with BBQ and pizzeria area. Gated access to the side provides for easy entry and exit. Cold water taps and outdoor lighting.

Front Exterior

The front exterior of this property excudes aesthetic appeal. A sturdy timber and brick post fence acts as a boundary, providing added privacy. As you enter you are greeted by a large lawned area to the side, Adjacent to the lawn is a brickweave pathway leading you to the front entrance of the property, and flanking one side of the pathway is a low-level brick-built boarder, planted with a variety of mature trees and shrubs. A timber gate opens into a separate enclosed courtyard area, with brickweave paving, with plenty of space for outdoor seating. This space also benefits from an outbuilding with external power points. To the rear, a brickweave driveway, allows for secure off road parking, for upto three vehicles



view this property online williamhbrown.co.uk/Property/WEA108000



welcome to

Beccles Road, Bradwell Great Yarmouth

- Exquisite 3/4 Bedroom Residence
- Set Within 0.2 Acres, with Potential for a Separate Building Plot (Subject to Planning)
- Enviably Village Location
- Master Bedroom, with En-Suite Shower Room
- Conservatory & Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA108000](https://www.williamhbrown.co.uk/Property/WEA108000)



Property Ref:
WEA108000 - 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](https://www.williamhbrown.co.uk)