



**Sunninghill Close, Bradwell Great Yarmouth NR31 9JB**

**welcome to**

**Sunninghill Close, Bradwell Great Yarmouth**

**\*GUIDE PRICE £160,000 - £170,000\* STUNNING 2 BED PARK HOME! 10 YEAR WARRANTY FROM 2021 & OFFERED CHAIN FREE!**

To fully appreciate this lovely home call to book on (01493) 661999



### **Entrance Hall**

Double glazed door to front aspect, carpeted flooring, radiator, ceiling light, wall sockets & roof storage space

### **Lounge**

18' 9" x 10' 10" ( 5.71m x 3.30m )

Welcoming living area, comprising of double glazed windows to side & double sliding doors to front aspect, allowing access to patio & raised decking area. Carpeted flooring, 2 x radiators, wall sockets, TV point, ceiling light & electric feature fireplace

### **Kitchen/diner**

17' 4" x 8' 1" ( 5.28m x 2.46m )

Modern contemporary kitchen with lovely double glazed bay window to front & double glazed window to side aspect. A range of wall and base units with complimentary marble effect worksurfaces over & splashback, 1 bowl stainless steel sink and drainer, vinyl flooring, built in dishwasher, integrated fridge/freezer, built in oven, separate electric ceramic hob with extractor over, ceiling lights, wall sockets & double glazed composite side entrance door leading to.....

### **Utility Room**

A range of wall and base units, radiator, vinyl flooring, sink and drainer, concealed gas boiler, ceiling light, plumbing for washing machine & integrated tumble dryer, built in storage cupboard and door to pantry

### **Bedroom One**

11' 5" x 9' 3" ( 3.48m x 2.82m )

Master bedroom with double glazed window to side aspect, carpeted flooring, radiator, double walk in wardrobe, TV point, 2 x bedside cabinets, ceiling light, wall sockets & door leading to..

### **Ensuite Cloakroom**

Double glazed window to side aspect, low level W/C, wash hand basin with vanity under, vinyl flooring, radiator, heated towel rail, fitted mirror, ceiling light & extractor fan

### **Bedroom Two**

8' 2" x 9' 3" ( 2.49m x 2.82m )

Double glazed window to side aspect, carpeted flooring, 2 x bedside cabinets, radiator, ceiling light, wall sockets and built in wardrobe

### **Shower Room**

Opaque double glazed window to side aspect, low level W/C, wash hand basin with vanity under, vinyl flooring. large walk in shower cubicle with tiled surround, radiator, ceiling light & extractor fan

### **Outside**

Aesthetically pleasing front exterior, with brickweave drive and dropped kerb for off road parking to front and side. raised balcony decked area, steps leading to side entrance & slopped access to an additional side entrance door

### **Outside Rear**

Well presented garden area, mostly laid to lawn with aluminum shed, outside power points and lighting



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welcome to

## Sunninghill Close, Bradwell Great Yarmouth

- \*CHAIN FREE\* Immaculately presented 2 Bed Park Home
- Modern Interior
- 12 Month Residential site
- Driveway for off road parking
- Enviably location

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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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