









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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Sunninghill Close, Bradwell Great Yarmouth

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

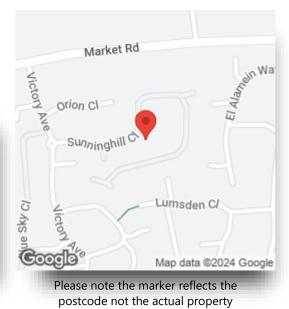
guide price

£160,000









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Property Ref: WEA106775 - 0025 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 quidance 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.



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