



**Three Wishes Penguin Road, Scratby Great Yarmouth NR29  
3NU**

**welcome to**

## **Three Wishes Penguin Road, Scratby Great Yarmouth**

**\*\*FANTASTIC FAMILY HOME\*\*** A well presented 5 bedroom detached family home in a picturesque rural setting



## **Front Exterior**

Aesthetically pleasing front exterior, with low level brick wall and double iron gates at its boundaries, for added privacy, a driveway allows for off road parking and leads you to a garage with up and over door. To the front of the property is an array of colourful mature plant life

## **Entrance Hall**

A Spacious and bright entrance hall, with opaque DG windows to side and upvc door to front aspect, carpeted flooring, ceiling light and carpeted stairs to first floor

## **Cloakroom**

Opaque DG window to side aspect, W/C, wash hand basin, ceiling light and partially tiled walls

## **Lounge**

17' 11" x 13' ( 5.46m x 3.96m )

A perfect central gathering hub, to relax as a family. Comprising of DG French doors giving access to conservatory, carpeted flooring, ceiling light, 2x wall lights, TV point, wall sockets, radiator and feature electric fireplace with marble and wooden surround

## **Kitchen**

16' 2" x 10' 3" ( 4.93m x 3.12m )

A modern/contemporary kitchen, with DG window to rear aspect. A range of wall and base units with complimentary granite effect work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, built in electric oven/hob and extractor over, space for free standing fridge/freezer, built in undercounter fridge, power points, tiled flooring, radiator, partially tiled walls and door leading to...

## **Utility Room**

8' 5" x 6' 8" ( 2.57m x 2.03m )

DG window to rear and single upvc door, giving access to rear garden. worktop space, plumbing for washing machine, space for tumble dryer, tiled flooring, ceiling light and power points

## **Conservatory**

8' x 8' 8" ( 2.44m x 2.64m )

uPVC and brick built conservatory, with DG wrap around windows and French doors to side giving access to rear garden. Tiled flooring

## **First Floor**

### **Landing**

### **Bedroom One**

13' 2" x 12' 10" ( 4.01m x 3.91m )

DG window to front aspect, carpeted flooring, radiator, wall sockets, ceiling light and door to...

### **En-Suite**

DG Velux window, shower cubicle with thermostatic shower and glass surround, low level W/C, wash hand basin, partially tiled walls, extractor fan and vinyl flooring

### **Bedroom Two**

10' 3" x 11' 5" ( 3.12m x 3.48m )

DG window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

### **Bedroom Three**

12' 9" x 15' 11" ( 3.89m x 4.85m )

DG window to rear aspect, radiator, ceiling light, wall sockets, and carpeted flooring

### **Bedroom Four**

13' x 7' 10" ( 3.96m x 2.39m )

DG window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

### **Bedroom Five**

10' 3" x 11' 8" ( 3.12m x 3.56m )

DG window to front aspect, carpeted flooring, radiator, ceiling light and wall sockets

### **Family Bathroom**

W/C, wash hand basin, panelled bath, ceiling light and vinyl flooring

### **Rear Garden**

A well presented and fully enclosed rear garden, mostly laid with a well-maintained lawn, adjacent are

two patio areas, perfect for outdoor dining and entertaining friends and family. A timber shed for storing outdoor garden equipment, outdoor lighting and cold water tap. The garden is planted with mature trees and potted plants, with beautiful views of the fields. Double gates allow access to the front of the property



***view this property online*** [williamhbrown.co.uk/Property/GTY109603](http://williamhbrown.co.uk/Property/GTY109603)



welcome to

## Three Wishes Penguin Road, Scratby Great Yarmouth

- Built In 2004 - 5 Bedroom Detached Family Home
- Enviable Village Location
- Beautiful Views
- Spacious Reception Rooms
- Conservatory/Utility/Downstairs W/C & En-Suite Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£425 000**

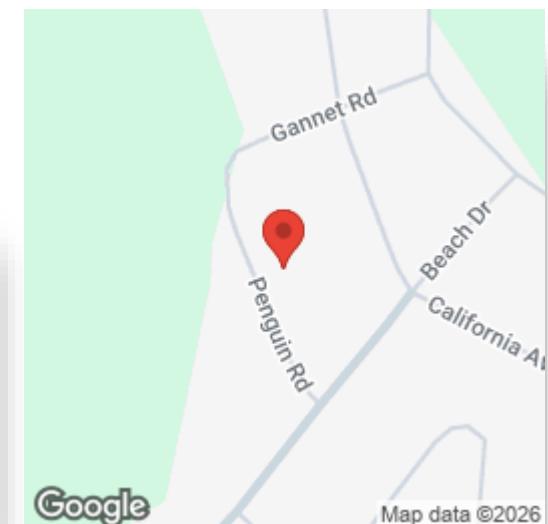


view this property online [williamhbrown.co.uk/Property/GTY109603](http://williamhbrown.co.uk/Property/GTY109603)

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:  
GTY109603 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



**01493 331144**



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)