



Busseys Loke, Bradwell GREAT YARMOUTH NR31 8HG

welcome to

Busseys Loke, Bradwell GREAT YARMOUTH

A two bedroom semi-detached bungalow, located within a quiet cul-de-sac location. An exciting opportunity for those looking to downsize or take on a mangable refurbishment project. With plenty of potential throughout.



Entrance Hall

Welcoming entrance hall, comprising of double glazed uPVC entrance door to front. Radiator, access point to roof space with pull down ladder, and telephone point. From here, doors allow access to reception rooms, bedrooms and shower room

Lounge

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to front aspect. Laminate flooring, wall and ceiling lights, radiator, dado rail, coved ceiling, TV point, wall sockets, and feature brick-built fireplace with electric fire

Bedroom One

10' 11" x 10' 10" (3.33m x 3.30m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and built in wardrobe

Bedroom Two

10' x 8' 8" (3.05m x 2.64m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, wall sockets, and overbed storage units

Kitchen

11' 8" x 8' 11" (3.56m x 2.72m)

A well-appointed kitchen, with double glazed window to rear and uPVC door to side aspect. A range of wall and base units, with complimentary worksurfaces over, space and plumbing for washing machine, 1 bowl stainless steel sink and drainer with mixer taps, space for electric oven and hob, partially tiled walls, tiled flooring, wall sockets, ceiling light, and wall mounted gas boiler

Shower Room

6' 5" x 5' 5" (1.96m x 1.65m)

Opaque double glazed window to rear aspect. Low level W/C, wash hand basin, built-in shower cubicle, with thermostatic shower attachment, partially tiled walls, ceiling light, and extractor fan

Conservatory

7' 1" x 6' 3" (2.16m x 1.91m)

Brick-built and uPVC conservatory, with double glazed wrap around windows and sliding doors to rear, allowing direct access into garden. Tiled flooring

Rear Garden

A well presented garden to rear, fully enclosed by a sturdy timber and brick-post boundary.

Predominately laid with a well-maintained to lawn.

Adjacent is a paved patio area, perfect for outdoor seating and entertaining. Planted with mature trees and shrubs. Cold water tap, wooden storage shed, and gated access to side leading to the front of the property

Front Exterior

The front exterior presents a neat and well-kept appearance, with paved driveway running one side of the property, providing secure off road parking for upto two vehicles. A low-level fence runs across the frontage, subtly dividing the driveway from the adjacent garden space.



view this property online williamhbrown.co.uk/Property/WEA108126



welcome to

Busseys Loke, Bradwell GREAT YARMOUTH

- ***NO ONWARD CHAIN*** Two Bedroom, Semi-Detached Bungalow
- Enviaible Village Location
- Well Maintained Garden to Rear
- Driveway for Secure Off-Road Parking
- Two Sizable Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£230 000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA108126](https://www.williamhbrown.co.uk/Property/WEA108126)



Property Ref:
WEA108126 - 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)