



Mayflower London Road, Shadingfield Beccles NR34 8DE

welcome to

Mayflower London Road, Shadingfield Beccles

William H Brown are delighted to present this stunning Three Bedroom New Build Bungalow in the quiet village of Shadingfield. Offering high specification throughout, modern features in every room and an open plan living space, the property is a must see! Please call William H Brown to view today!

Front Garden

Brickweave driveway to front leading to garage and front door. Privacy hedge to side. Pathway to side access gate. Fencing to front.

Garage

Electric roller door to front. Side door with access via rear garden. Running electricity.

Entrance Hall

Luxury lvt karndean flooring. Double glazed front door. Built in storage units. Double glazed window to side.

Kitchen (living Space)

Luxury lvt karndean flooring. Double glazed windows to side and rear. Open plan living space with lounge/ dining area. Fitted units and quartz worktops. Classical sink and taps. Integrated dishwasher. Integrated hob with built in extractor. Integrated eye level oven and grill. Integrated 70/30 fridge/ freezer. Spotlights. Fitted kitchen island with breakfast bar space.

Lounge/ Dinning Room

Luxury lvt karndean flooring throughout. Open plan living space with kitchen. Power and TV points. Aluminium bi-fold doors overlooking rear garden. Spotlights.

Hallway

Luxury lvt karndean flooring. Leading to bedrooms One, Two and Three as well as family bathroom. Loft hatch. Power points.

Bedroom One

Carpeted flooring. Double glazed bay window to front. Double bedroom. Power points. Door leading to en-suite. Hanging lights to bed side.

En-Suite

Tiled flooring. Fully tiled walls. Double glazed window to side. Spotlights. Walk in shower cubicle with rainfall shower head. WC and Wash Hand Basin- vanity unit below. Towel radiator. Touch light mirror.

Bedroom Two

Carpeted flooring. Double glazed bay window to front. Double bedroom. Power points.

Bedroom Three

Carpeted flooring. Double glazed bay window to side. Double bedroom. Power points.

Bathroom

Tiled flooring. Fully tiled walls. Double glazed window to side. Spotlights. Walk in shower cubicle with rainfall shower head. Bath tub with golden mixer taps. WC and Wash Hand Basin- vanity unit below. Towel radiator. Touch light mirror.

Rear Garden

Porcelain tiled patio slabs for outdoor seating wrapping from side to rear of garden, leading to grass garden. Privacy hedge to side and rear with woodland behind. Fencing to side. Side access gate to front and side door to garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LOW109701



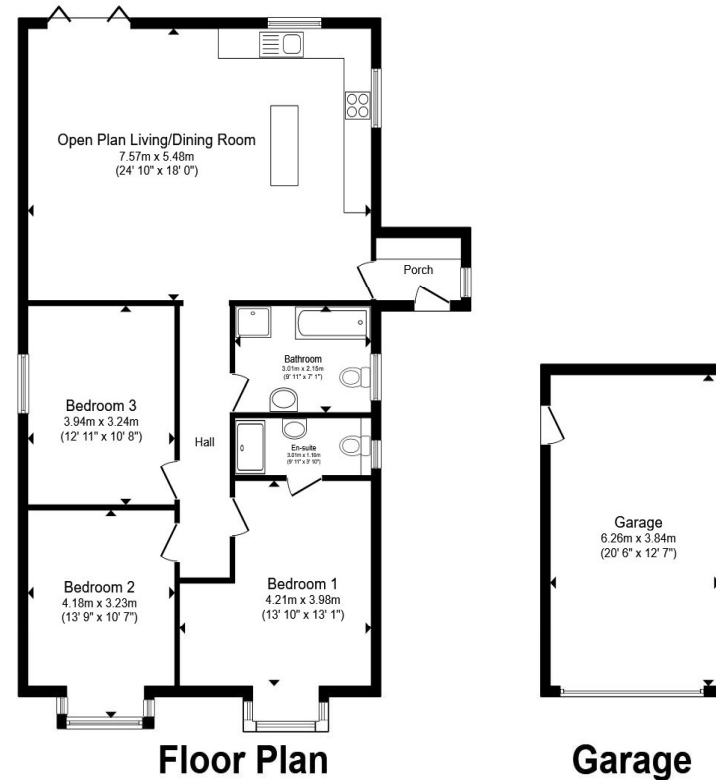
welcome to

Mayflower London Road, Shadingfield Beccles

- DRIVEWAY AND GARAGE
- HIGH SPECIFICATION THROUGHOUT
- OPEN PLAN LIVING SPACE
- THREE DOUBLE BEDROOMS
- CLOSE TO SOUTHWOLD AND BECCLES

Tenure: Freehold EPC Rating: Exempt

offers over
£475,000



Total floor area 128.2 m² (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/LOW109701



Property Ref:
LOW109701 - 0010

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



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk