



Beccles Road, St. Olaves, Great Yarmouth

Guide Price £380,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Bungalow
- ✓ Highly Sought After Village Location
- ✓ Spacious Open Plan Sitting/Dining Room
- ✓ Modern Fitted Kitchen & Shower Room
- ✓ Conservatory to Rear
- ✓ Ample Off Road Parking
- ✓ Established Lawned Gardens
- ✓ Close to Local Amenities & River Waveney

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This rarely available **SPACIOUS DETACHED BUNGALOW** is situated in the **HIGHLY SOUGHT AFTER VILLAGE OF ST. OLAVES** - close to the **RIVER WAVENEY**. Set back from the road with an **ATTRACTIVE GATED ENTRANCE**, the accommodation briefly comprises a hall entrance, **SPACIOUS OPEN PLAN SITTING/DINING ROOM**, two well proportioned double bedrooms, shower room, **MODERN FITTED KITCHEN** and a conservatory to the rear - with delightful views over the established lawned gardens. The property benefits from a range of timber outbuildings which provide useful storage. The substantial driveway offers ample off road parking for several cars or a caravan/motorhome, whilst the property is finished with double glazing where stated and oil fired central heating.

LOCATION

St Olaves is a rural village located on the A143 Yarmouth/Beccles Road close to the River Waveney. Access is offered to the Norfolk and Suffolk Broads, and the wide range of associated activities. The Village is approximately ten miles South West of Great Yarmouth and some 15 miles South East of Norwich. The adjoining village of Haddiscoe offers a rail link, whilst the village and many other adjoining villages offer excellent transport links via road.

DIRECTIONS

You may wish to use your Sat-Nav (NR31 9HE), but to help you...Leave Gorleston via the A143 Beccles Road. Continue through the village of Bradwell and pass through the village of Belton. Continue through the village of Fritton and into St Olaves, where the property can be found on the right hand side.

The property is approached via gated access where a mature garden can be found with generous driveway benefiting from a hedged boundary and gravel parking area.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, gas filled uPVC obscure double glazed window to front x2, thermostat heating control, alarm, built-in storage cupboard, smooth coved ceiling, doors to:

DOUBLE BEDROOM

11' 11" x 11' 7" Max (3.63m x 3.53m) Fitted carpet, radiator, gas filled uPVC double glazed window to front, range of built-in bedroom furniture, smooth coved ceiling.



DOUBLE BEDROOM

10' 10" x 9' 5" (3.3m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, tiled flooring with electric under floor heating, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

SITTING/DINING ROOM

23' 3" x 18' 5" Max (7.09m x 5.61m) Cast iron wood burner with tiled hearth and timber beam, fitted carpet, gas filled uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed sliding patio door to rear, telephone point, smooth coved ceiling, door to:

KITCHEN

10' 11" x 9' 2" (3.33m x 2.79m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, inset electric ceramic induction hob and extractor fan over, built-in eye level, electric double oven, space for fridge, space for dishwasher, space for washing machine, tiled flooring, uPVC double glazed window to side, smooth ceiling, door to:

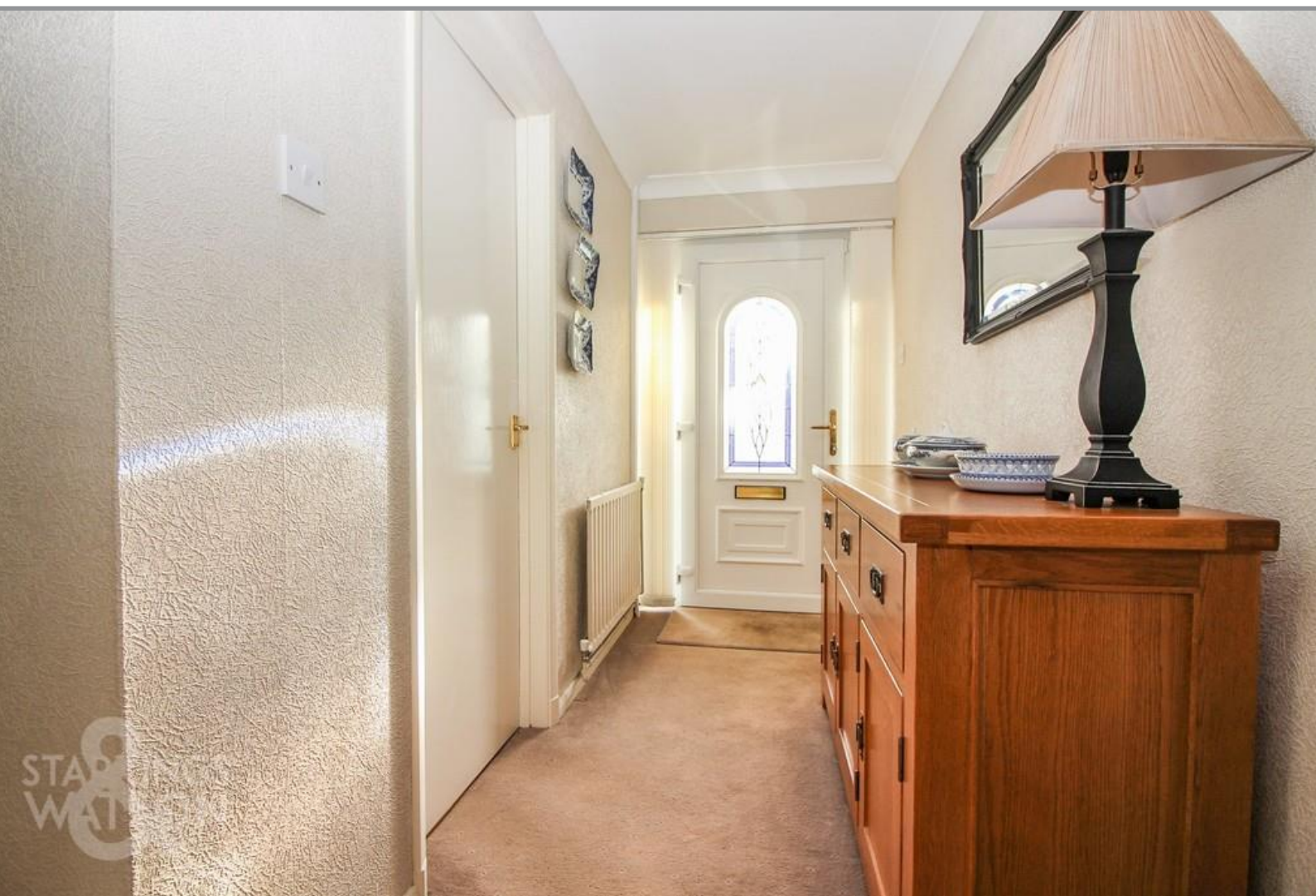
CONSERVATORY

19' 6" x 7' 5" (5.94m x 2.26m) Tiled flooring with electric under floor heating, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, uPVC double glazed French doors to rear.

OUTSIDE

The garden is mainly laid to lawn and enclosed with timber panelled fencing, boasting a private aspect and several seating areas. The workshop/storage is located to the rear, with an outside water supply and oil tank access. Various planting can be found, along with access to the front drive.







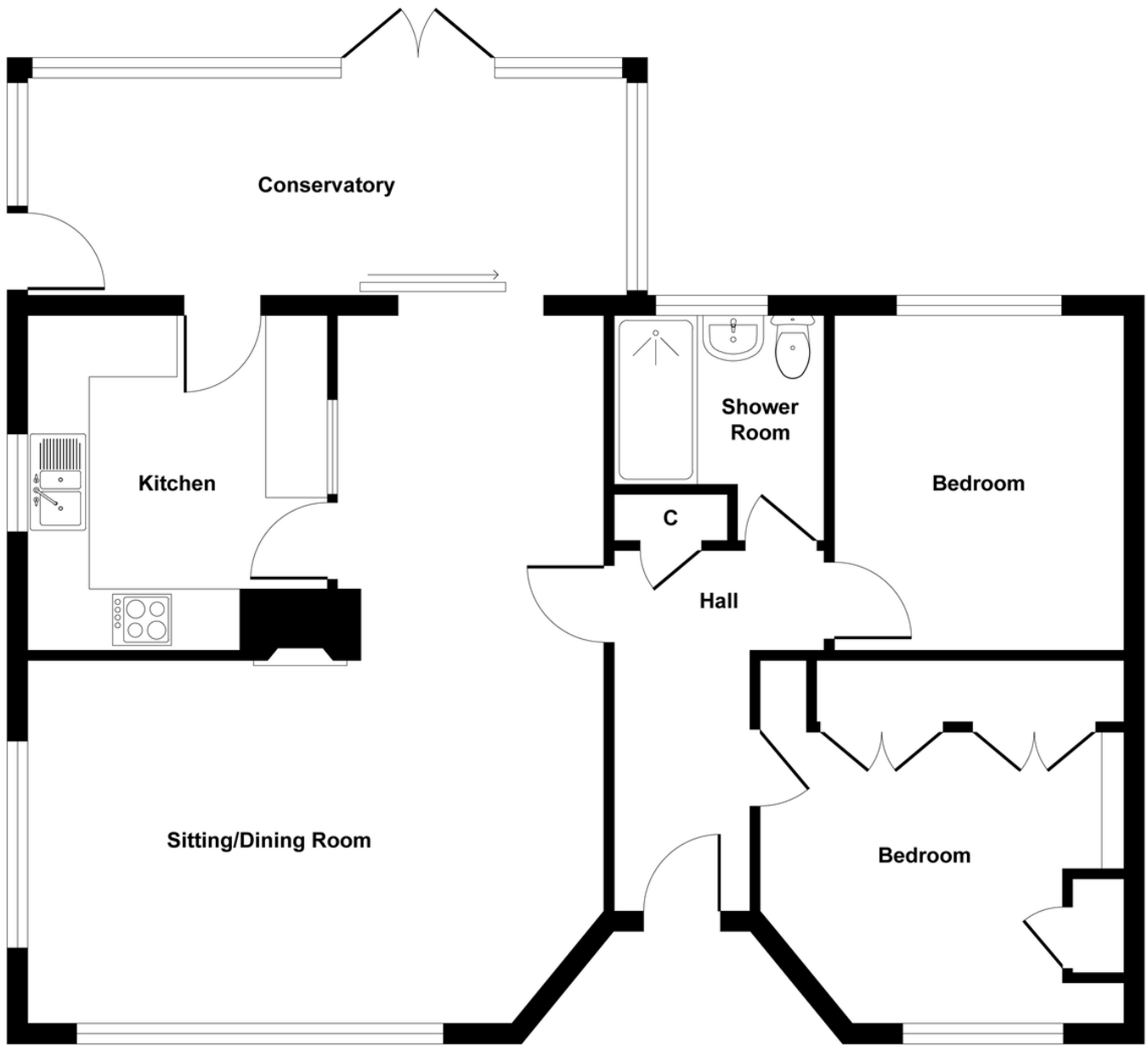
WORKSHOP

13' 6" x 11' 4" (4.11m x 3.45m) Of concrete construction, with steel roof and is fitted with an alarm.

SHED

Of timber construction and fitted with an alarm .





Floor Plan
Approximate Floor Area
944 sq. ft
(87.70 sq. m)

Approx. Gross Internal Floor Area 944 sq. ft / 87.70 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements