



**Mill nurseries Mill Road, Burgh Castle GREAT
YARMOUTH NR31 9QP**

welcome to

Mill nurseries Mill Road, Burgh Castle GREAT YARMOUTH

Four bedroom detached bungalow, offering a perfect blend of luxury and comfort, ideal for a growing family. No expenses spared by the current owners and benefits from free flowing accommodation throughout. Located within the desirable Rural Location of Burgh Castle



Entrance Hall

You enter the property beneath a bespoke timber-built canopy, offering both shelter and character to the facade. A secure uPVC front door opens into a spacious and bright hallway, creating a warm and welcoming first impression. The entrance hall is finished with wood laminate flooring, complemented by underfloor heating and loft access with pull down ladder, fully insulated and neatly finished and could be utilised as a hobby room/further bedroom or additional storage space. From here, doors lead conveniently to the main living space, bedrooms, and family bathroom

Lounge/Kitchen/Breakfast Room

30' 7" x 25' 8" (9.32m x 7.82m)

A bright and versatile open-plan kitchen, breakfast and lounge area, designed to create a sociable heart of the home. The space is flooded with natural light from double glazed windows to side and rear, complemented by impressive bi-fold doors opening onto the rear garden and providing seamless indoor and outdoor living. Wood laminate flooring runs throughout, enhanced by the comfort of underfloor heating.

Kitchen:

A modern and contemporary bespoke Howdens kitchen, with an extensive range of built in sage green coloured cabinetry, complemented by Quartz worktops, 1 bowl undermount sink and drainer with mixer taps, Range cooker with handmade wooden mantle, and concealed extractor fan, LED spotlighting, porcelain patterned style splashback.

Breakfast Area/Lounge:

Pendant hanging ceiling lights, TV point, thermostatic heating controls, and carpeted staircase leads you to...

Mezzanine

Overlooking the the rear garden, and allows beautiful countryside views. This versatile space could be utilised as a home office, reading nook, or a further relaxation area.

Eves storage provides additional storage. Carpeted flooring, and LED spotlighting

Utility Room

13' 2" x 7' 8" (4.01m x 2.34m)

uPVC double glazed door to side aspect. A range of built in wall and base units with complementary worksurfaces over, space and plumbing for washing machine and tumble dryer, space for free standing fridge/freezer, laminate flooring with underfloor heating, 2 x ceiling lights, and air source heat pump

Dining Room/Bedroom Four

11' 6" x 11' (3.51m x 3.35m)

Currently used as a dining room.

Double glazed window to front aspect. Carpeted flooring, ceiling light, and radiator

Main Bathroom

A well-appointed and spacious family bathroom, with opaque double glazed window to side aspect. Panelled bath with chrome mixer tap, wall hung vanity unit, with round ceramic countertop basin, and black high rise mono basin mixer, low level W/C cistern, large walk in shower cubicle, with chrome thermostatic rainfall shower and hand mixer, heated towel radiator, decorative vinyl flooring, 2 x ceiling lights, extractor fan, underfloor heating, partially panelled walls and marble bathroom panels

Principle Bedroom

15' 6" x 12' 4" (4.72m x 3.76m)

Double glazed window to side aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and opening to...

Ensuite Shower Room

Double glazed opaque window to side aspect. Low level W/C, wash hand basin with floor standing two door vanity storage unit. Built in shower cubicle, with chrome thermostatic rainfall shower and hand mixer, tiled splashback, marble waterproof shower panel, laminate flooring, ceiling light, underfloor heating, and extractor fan

Bedroom Two

11' 7" x 12' (3.53m x 3.66m)

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

W/C

Opaque double glazed window to side aspect. Traditional close coupled W/C and pedestal basin set, partially tiled walls, laminate flooring, underfloor heating, and ceiling light

Bedroom Three

11' 6" x 11' (3.51m x 3.35m)

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

Rear Garden

To the Rear, the property boasts an exceptional west-facing garden, enjoying beautiful views and an abundance of afternoon and evening sunshine. Predominantly laid with a well-maintained lawn, this impressive and expansive outdoor space offers both privacy and versatility. The generous grounds present exciting potential for a variety of uses, whether creating a boutique Airbnb retreat with log cabins or tipis (subject to any necessary consents), or even accommodating equestrian interests such as keeping horses. The scale and setting of the garden make it a true rare find. Closer to the bungalow, a substantial ceramic patio with feature brick boarded edges, provides the perfect space for outdoor seating and entertaining, ideal for al fresco dining while taking in the surrounding views. Adjacent to the patio, a thoughtfully planted area with conifers adds structure and year-round greenery, while the boundaries are lined with mature trees that enhance the sense of seclusion and natural beauty. This outstanding west-facing garden combines space, scenery and potential, offering a wonderful extension of the home's living environment

Front Exterior

The property immediately excudes aesthetic appeal, presenting an attractive and welcoming first impression. It is approached via a large shingle



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welcome to

Mill nurseries Mill Road, Burgh Castle GREAT YARMOUTH

- A Thoughtfully Designed, Four Bedroom Detached Bungalow
- Expansive, Well Maintained Garden, Offering Views of the Surrounding Area
- Solar Panels/Fresh Water Well and Underfloor Heating
- Double Garage & Large Driveway, for Secure off Road Parking
- Beautifully Presented Throughout and High Spec Finishes

Tenure: Freehold EPC Rating: A
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108130 - 0005

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