



Beccles Road, Bradwell, Great Yarmouth

Guide Price £285,000 Freehold

Energy Efficiency Rating : 88

- ✓ Brand New & Ready to Move In
- ✓ Detached Individual Bungalow
- ✓ Open Plan Living
- ✓ Kitchen/Dining Room with Appliances
- ✓ Three Bedrooms
- ✓ En Suite Bathroom & Shower Room
- ✓ Lawned Gardens & Patio
- ✓ Parking & Gated Driveway

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





This BRAND NEW individual detached bungalow occupies a fantastic position off BECCLES ROAD, within WALKING DISTANCE to AMENITIES and TRANSPORT LINKS. With a HIGH SPECIFICATION FINISH and stunning feature CORNER WINDOW, ample parking and a GATED DRIVEWAY can be found to the side. Stepping inside, the entrance hall offers OAK WOOD style doors leading to the 17' SITTING ROOM, and in turn open plan to the 17' KITCHEN/DINING ROOM with storage cupboard and INTEGRATED APPLIANCES. The kitchen is flooded with NATURAL LIGHT through the feature window, and offers a door to the rear access. THREE BEDROOMS complete the property, one offering BUILT-IN STORAGE and study potential, and the MAIN BEDROOM with EN SUITE BATHROOM, with the SHOWER ROOM adjacent. Finished with gas fired CENTRAL HEATING, solar panels and uPVC DOUBLE GLAZING, the property is carpeted and ready to move in!

LOCATION

The village of Bradwell offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from to other parts of Bradwell and onto Great Yarmouth via Gorleston. Bradwell also has doctors surgeries, pharmacies, dentists, a post office, petrol filling stations, pubs, clubs and a range of schools for all ages. Gorleston is about two miles away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores. Gorleston has a beautiful award winning unspoilt sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and

amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

DIRECTIONS

You may wish to use your Sat-Nav (NR31 8DH), but to help you...Leave Great Yarmouth on the A12 sign posted Gorleston. Bear left signposted Bradwell. At the traffic lights, turn right onto the A143 Beccles Road signposted Beccles. Continue along the road, where the property can be found on left right hand side, indicated by our For Sale board.

Set behind timber fencing, a gated entrance leads to the hard standing footpath with maturing lawned gardens to front and side, and access leading to the rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, smooth ceiling with loft access hatch providing access to the gas fired central heating boiler, doors to:

SITTING ROOM

17' 6" x 10' 7" (5.33m x 3.23m) Wood effect flooring, radiator, uPVC double glazed window to front, television point x2, smooth ceiling, open plan to:

KITCHEN/DINING ROOM

17' 6" x 13' 10" Max. (5.33m x 4.22m) Flooded with natural light from the L-shaped corner window and offering an open plan aspect to the main sitting room, the kitchen offers a comprehensive fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob with glass splash back and extractor fan, built-in eye level electric double oven, integrated dishwasher, fridge freezer and washer/dryer, wood effect flooring, space for dining table, radiator, uPVC double glazed feature corner window to front and side, uPVC double glazed window to side, uPVC obscure double glazed door to rear, electric fuse box, built-in storage cupboard, television point, smooth ceiling with recessed spot lighting.

DOUBLE BEDROOM

15' 7" x 10' 3" Max. (4.75m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling with recessed spot lighting, door to:

EN SUITE BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spot lighting and extractor fan.

SHOWER ROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower and 'Aqua board' splash backs, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spot lighting and extractor fan.

DOUBLE BEDROOM

10' 10" x 9' 1" Max. (3.3m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to side, television point, smooth ceiling with recessed spot lighting.

BEDROOM

10' 10" x 7' 10" Max. (3.3m x 2.39m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in double wardrobe, smooth ceiling with recessed spot lighting.

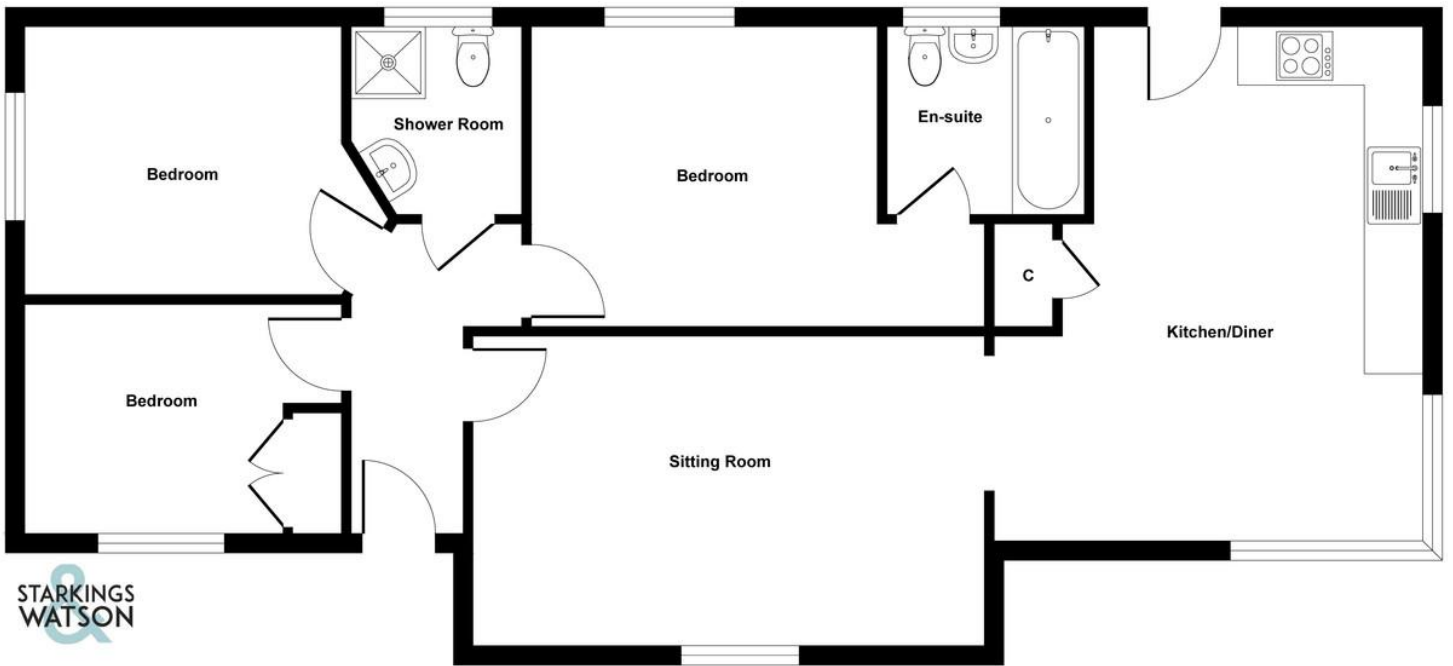
OUTSIDE REAR

Lawned gardens wrap around the front and side of the property, enclosed with timber panelled fencing, and offering a hard standing footpath. Double gates lead to the parking area, allowing the patio to be used as further parking is required. Huge potential exists to further landscape the gardens based on the new owners own personal requirements.

ALLOCATED PARKING

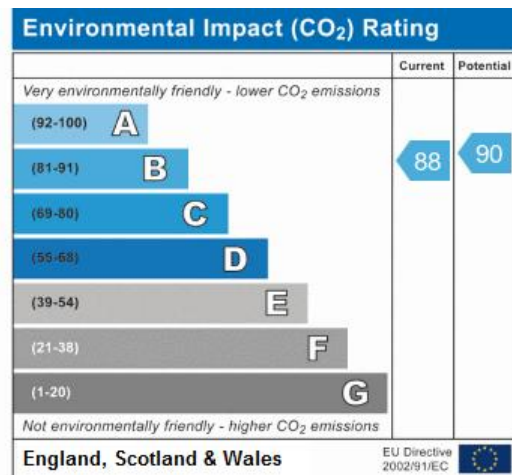
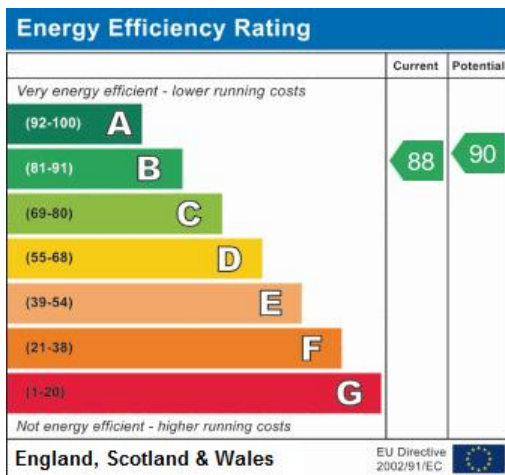
Allocated parking is provided for two vehicles outside of the gated driveway.





Floor Plan
 Approximate Floor Area
 900 sq. ft
 Approx. Gross Internal Floor Area 900 sq. ft

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



Centralised Hub: