



## Beccles Road, Bradwell, Great Yarmouth

Guide Price £265,000 Freehold

Energy Efficiency Rating : 88

- ✓ Brand New & Ready to Move In!
- ✓ Show Home Available to View
- ✓ 17' Sitting Room with French Doors
- ✓ 12' Kitchen/Dining Room
- ✓ Utility Room & Study/Store
- ✓ Three Bedrooms
- ✓ Lawned & Landscaped Gardens
- ✓ Driveway & Garage with Electric Door

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





SHOW HOME AVAILABLE TO VIEW! This BRAND NEW modern DETACHED FAMILY HOME offers over 1000 Sq ft (stms), whilst occupying a fantastic position off BECCLES ROAD, within WALKING DISTANCE to AMENITIES and TRANSPORT LINKS. Finished to a HIGH SPECIFICATION including OAK wood style DOORS, built-in storage and LARGE GARAGE with ELECTRIC DOOR. Stepping inside, the entrance hall offers wood effect flooring, and doors leading to the 17' SITTING ROOM with FRENCH DOORS TO REAR, cloakroom, and the 12' KITCHEN/DINING ROOM with CERAMIC HOB and ELECTRIC OVEN. The kitchen is flooded with NATURAL LIGHT, and leads to the adjacent UTILITY ROOM, and useful STUDY/STORE beyond. Exposed wood stairs lead to the first floor, with the FAMILY BATHROOM with SHOWER unit and SPLASH BACKS, and to the THREE BEDROOMS, including the MAIN BEDROOM with EN SUITE SHOWER ROOM. Finished with gas fired CENTRAL HEATING, solar panels and uPVC DOUBLE GLAZING, the property is carpeted, turfed and finished with a patio!

#### 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.

The property is approached via a lawned front garden with timber panelled fencing enclosing the frontage with a gated access and hard standing footpath leading to the main property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator x2, stairs to first floor landing with storage cupboard under with lighting, built-in double cloaks storage cupboard, smooth ceiling with recessed spotlighting, doors to:

#### SITTING ROOM

17' 6" x 12' 3" (5.33m x 3.73m) Fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear garden, television point, smooth ceiling with recessed spotlighting.

#### CLOAKROOM

Modern white two 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, tiled splash backs, wood effect flooring, radiator, smooth ceiling with recessed spotlighting and extractor fan.

#### KITCHEN/DINING ROOM

12' 9" x 10' 4" (3.89m x 3.15m) Modern fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with glass splash back and extractor fan, wood effect flooring, radiator, integrated dishwasher, space for dining table, uPVC double glazed window to front, smooth ceiling with recessed spotlighting, door to:

#### UTILITY ROOM

9' 8" x 6' 4" (2.95m x 1.93m) Matching fitted range of wall and base level units with complementary square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for fridge freezer, washing machine and tumble dryer, wood effect flooring, radiator, uPVC double glazed window to front, uPVC obscure double glazed window to side, electric fuse box, smooth ceiling with recessed spotlighting and extractor fan, door to:

#### STUDY

9' 8" x 3' 7" (2.95m x 1.09m) Offering potential to convert some of the garage space (stp). Offering storage and study potential with wood effect flooring, radiator, uPVC double glazed window to side, smooth ceiling with recessed spotlighting.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, built-in storage cupboard, smooth ceiling with loft access hatch and pull down ladder providing access to the gas fired central heating boiler, doors to:

#### BEDROOM

9' 2" x 6' 10" (2.79m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

#### DOUBLE BEDROOM

10' 3" x 9' 2" (3.12m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

#### DOUBLE BEDROOM

10' 4" x 10' 4" (3.15m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling, door to:

#### EN SUITE

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, wood effect flooring, heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

#### FAMILY 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, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

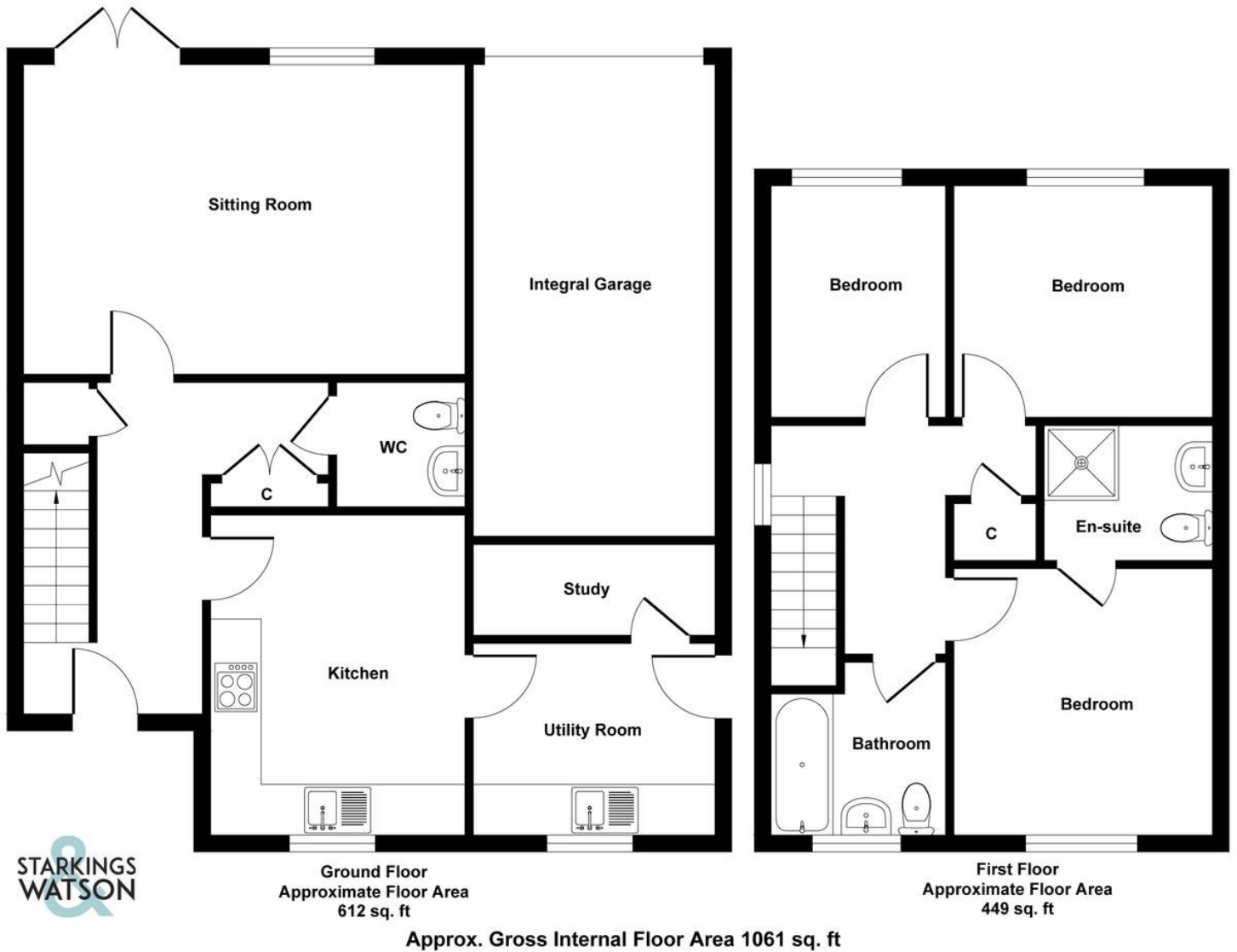
#### OUTSIDE REAR

Leaving via the sitting room French doors, a generous patio extends from the property, with lawned gardens beyond. The property is enclosed with quality timber panelled fencing, with side access, outside power and water supplies. Gated access leads to the driveway and garage.

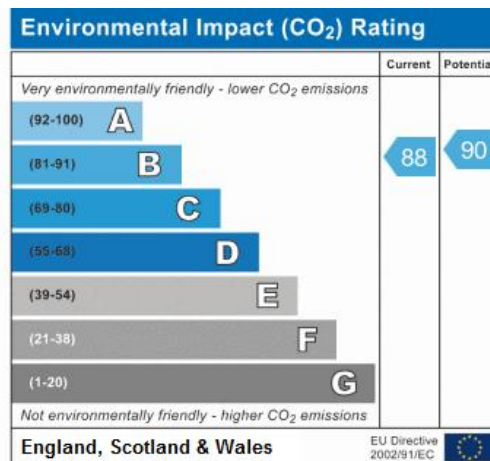
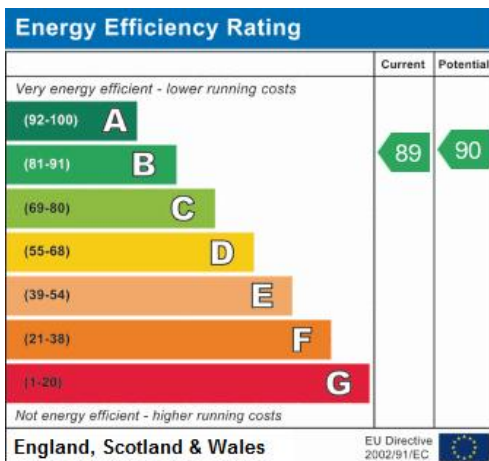
#### GARAGE

18' 8" x 9' 9" (5.69m x 2.97m) Electric up and over door to front, loft access hatch, power and lighting.





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



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