



Hoxa Burgh Road  
Bradwell, Great Yarmouth, NR31 9EG  
£250,000



## Hoxa Burgh Road

Bradwell, Great Yarmouth, NR31 9EG

A very well presented 2 bedroom detached bungalow in a convenient non-estate location, close to a large supermarket and medical surgery. The property is non-standard construction and benefits from gas central heating and UPVC double glazed windows. There is ample parking, a large paved side garden and a pleasant rear garden. No onward chain.

### Entrance Hall

Composite entrance door with two double glazed panels. Radiator. Built-in shelved storage cupboard. Thermostat control for heating. Ceiling rose. Coving. Loft access hatch.

### Lounge/Diner

**16'5" x 10'2" plus bay 7'5" x 3'11" (5.00m x 3.10m plus bay 2.26m x 1.19m)**

Radiator. Stone fireplace with a coal effect living flame gas fire. Television point. Coving. Bay with UPVC double glazed windows to the rear garden.

### Kitchen

**10'2" x 8'8" (3.10m x 2.64m)**

Worktops with cupboards and drawers below. Stainless steel one and a half bowl stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Open corner display shelves. Space for an electric cooker with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Radiator. Telephone point. UPVC double glazed window to front aspect. UPVC door with double glazed panel to the side garden.

### Bedroom 1

**13'3" x 10'2" (4.06m x 3.10m)**

Radiator. Telephone point. Built-in wardrobe and storage cupboards. Coving. Textured ceiling. UPVC double glazed window to rear aspect.

### Bedroom 2

**11'3" x 10'2" (3.43m x 3.10m)**

including a marble effect sink with cupboard below and fitted double and single wardrobes with mirrored doors. Radiator. Coving. Textured ceiling. UPVC double glazed window to front aspect.





### Bathroom

White suite comprising panelled bath with tiled surround and a mixer shower above. Pedestal wash basin. WC. Laminate floor. Built-in airing cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window to front.

### Outside

Landscaped and shingled front garden with a brick weave driveway which widens to the front of the property. There is a wide paved side garden and the rear garden is laid to lawn with shrub border. Timber and felt roof storage shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### what3words

///cackling.pebbles.flat

### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

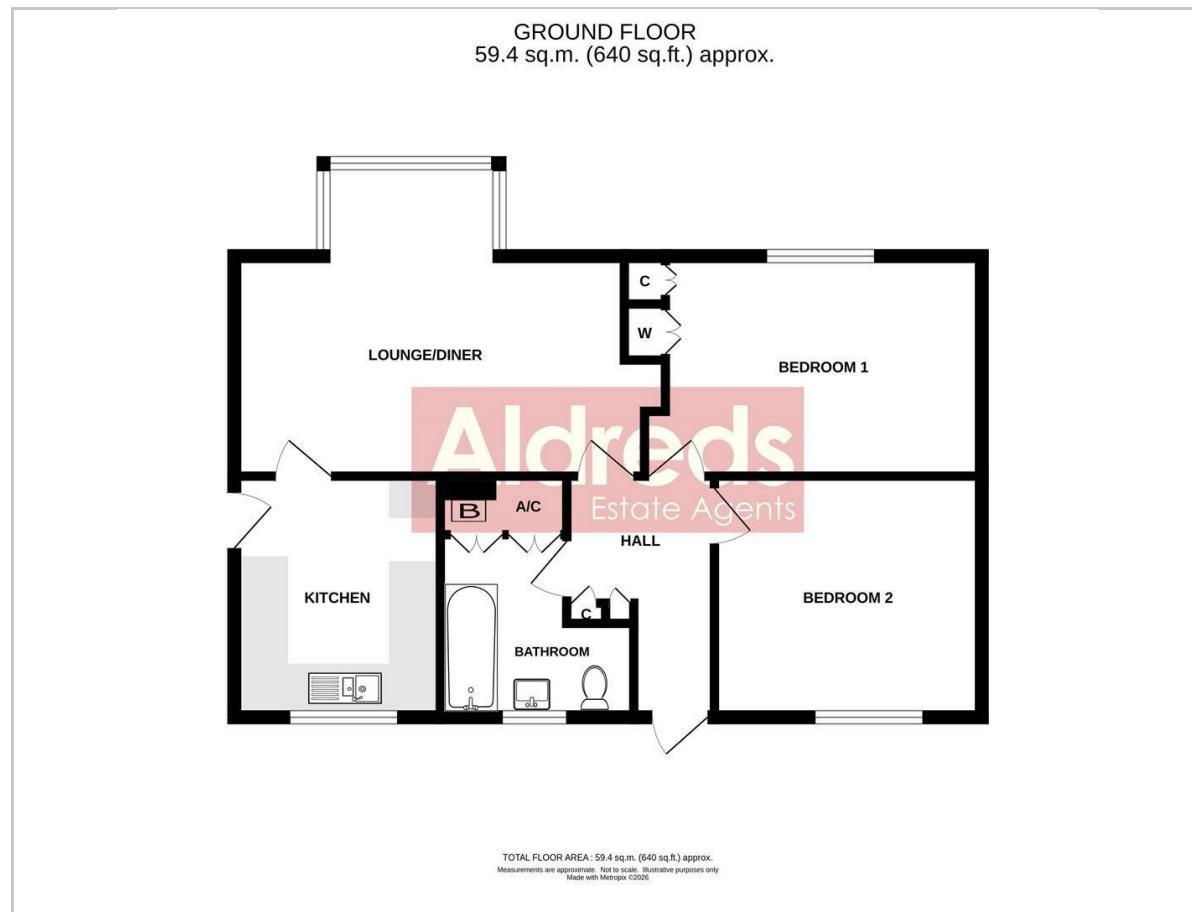
### Agent's Notes:

The vendor has informed us that the property is a pre-fabricated property of steel frame construction with a brick outer skin. Properties of this type can be mortgageable but often require a specialist mortgage lender and a larger deposit. If any interested party requires a mortgage, we recommend that they consult with a mortgage broker before arranging a viewing.

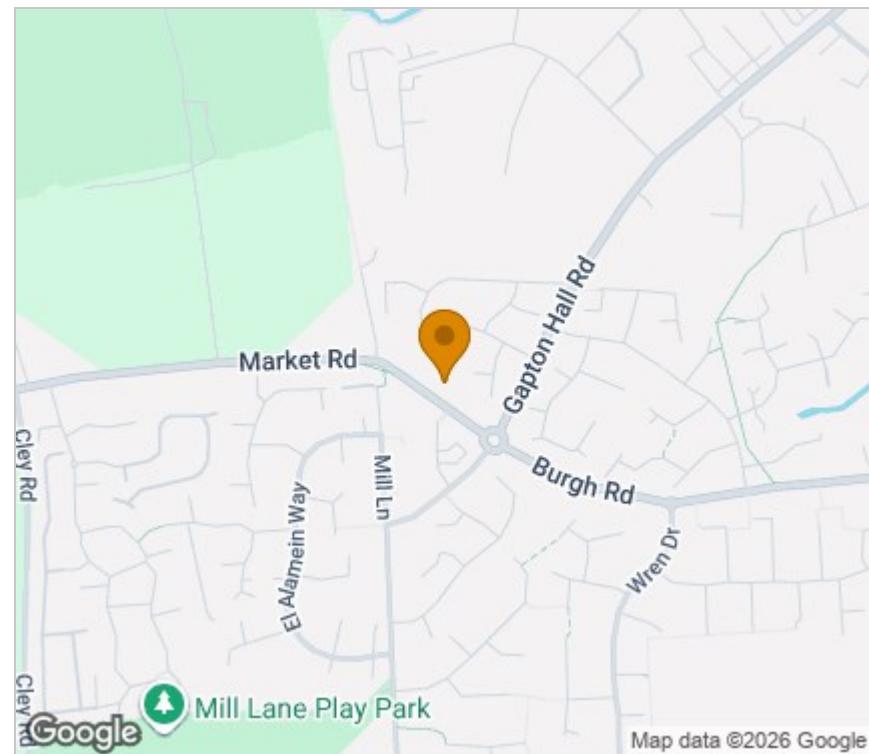
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## Floor Plan



## Area Map



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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## Energy Efficiency Graph

