

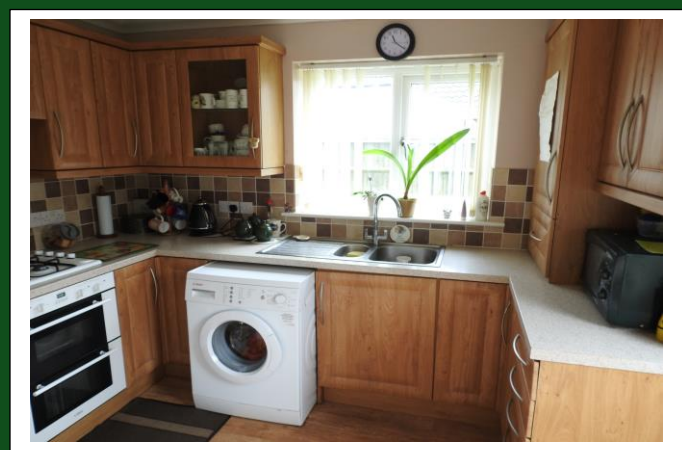


42 High Street
Lowestoft
NR32 1HZ

Phone: 01502 502061

Email: properties@shawsoflowestoft.co.uk

www.shawsoflowestoft.co.uk



PROPERTY DESCRIPTION:

A SPACIOUS 3 BED DETACHED BUNGALOW BUILT BY "KINGS" BUILDERS SITUATED ON THIS SMALL PRESTIGIOUS DEVELOPMENT IN BRADWELL - The well planned accommodation comprises: Entrance hall, lounge/dining room, kitchen, master bedroom with en-suite shower room, 2 further bedrooms, family bathroom, gas heating to radiators.

Kings Drive
Great Yarmouth NR31 8TE

£235,000



ACCOMMODATION

Double Glazed Front Door To:

Entrance Hall:

Radiator, storage cupboard, loft access

Lounge/Dining Room: 20' 1" x 13' 5" (6.13m x 4.09m)

Double aspect room with double glazed window to front and double glazed double doors to garden, television point, telephone point, radiators, cove ceiling

Modern Kitchen: 9' 10" x 8' 1" (3.00m x 2.47m)

Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, 4 ring gas hob, filter above, oven below, space and plumbing for washing machine, room for electrical appliance, part tiled walls, cupboard housing boiler for gas heating to radiators, double glazed window and double glazed door to rear, recessed spot lights, cove ceiling

Bedroom 1: 13' 1" x 10' 7" (4.00m x 3.23m) + Recess & Bay

Double glazed bay window to side, radiator, coving

En-Suite Shower Room:

Shower, wash hand basin with cupboard under, low level W.C, fully tiled walls and floor, radiator, double glazed window to front, extractor, recessed spot light, cove ceiling

Bedroom 2: 9' 11" x 9' 10" (3.02m x 3.00m)

Double glazed window to side, radiator, cove ceiling

Bedroom 3: 9' 9" x 8' 4" (2.96m x 2.53m)

Double glazed window to rear, radiator, cove ceiling

Modern Family Bathroom:

Modern white suite comprising: Panel enclosed bath, wash hand basin with cupboard under, low level W.C, with concealed cistern, fully tiled walls and floor, radiator, double glazed window to rear, extractor, recessed spot lights, cove ceiling

Outside:

To The Front:

Brick weave parking, lawn, mature tree and shrubs, 2 x gates leading to:

Rear Garden:

Sunny rear garden with patio area, lawn, flower borders, further lawn area to the side

Detached Garage:

Up and over door, power and light



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		88	(81-91) B
(69-80) C	75		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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