

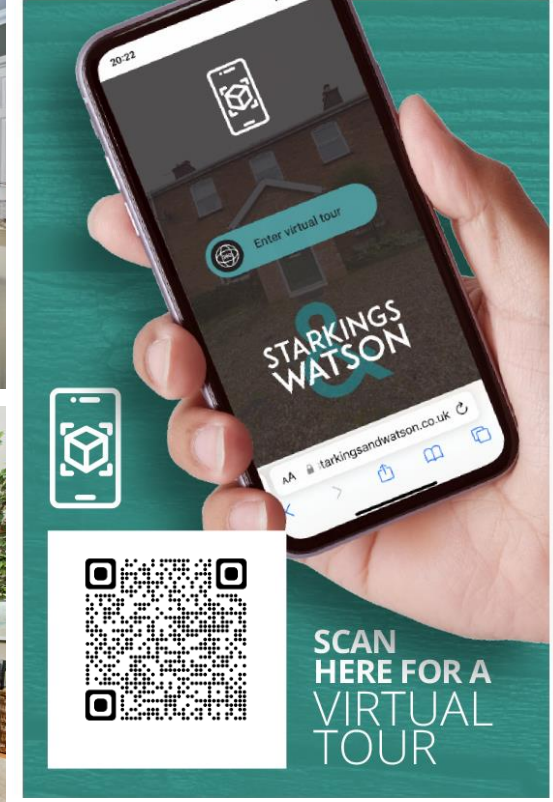
CARAWAY DRIVE

Bradwell, Great Yarmouth NR31 8TS

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Substantial Detached Family Home
- Highly Sought After Development
- Integral Double Garage & Driveway
- Modern Fitted Kitchen & Utility Room
- Spacious Sitting Room & Separate Dining Room
- Recently Added Conservatory
- Four Generous Double Bedrooms
- Well Maintained Lawned Gardens

This MODERN DETACHED HOME, occupying a HIGHLY SOUGHT AFTER LOCATION within BRADWELL boasts close to 1700 Sq. ft (stms) of accommodation, with SOUTH FACING GARDENS and benefits from a C Energy Efficiency Rating. The property has been EXTENSIVELY MODERNISED and IMPROVED by the present owners, with a NEWLY ADDED CONSERVATORY, ample PARKING and an integral DOUBLE GARAGE. Stepping inside, the HALL ENTRANCE leads to the ground floor cloakroom, MODERN FITTED KITCHEN with integrated appliances and BUILT-IN BREAKFAST BAR, spacious sitting room with glazed doors to a separate dining room, and the RECENTLY ADDED CONSERVATORY - providing a spacious and versatile living space. The first floor provides access to a family bathroom with white three-piece suite and FOUR WELL PROPORTIONED DOUBLE BEDROOMS, the main bedroom having an EN SUITE shower room. The rear GARDEN offers a LAWNED EXPANSE with mature planting and a useful TIMBER BUILT summer house.

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 8TS) but to help you...Leave Great Yarmouth via Haven Bridge, continue straight over the traffic lights and first roundabout. At the second roundabout take the second exit onto Gapton Hall Road. Follow the road through the Gapton Gap, and at the roundabout continue straight onto Blackbird Close, turn left onto Mill Lane and right onto Beccles Road, then turn left onto Primrose Way and left again onto Caraway Drive, bearing round to the right, where the property can be found on the left hand side.

The property is approached via a spacious driveway leading to the main property and the double garage, with outside power and lighting.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood flooring, radiator, Hive thermostat heating control, wired alarm control panel, stairs to first floor landing, built-in storage cupboard, smooth covered ceiling with recessed spotlights, doors to:

CLOAKROOM

Two piece suite comprising pedestal hand wash basin and mixer tap over, tiled splash backs, wood flooring, radiator, uPVC obscure double glazed window to front, smooth covered ceiling.

SITTING ROOM

20' 6" x 12' 0" (6.25m x 3.66m) Wood flooring, vertical radiator x2, television and telephone points, smooth covered ceiling, double doors to dining room, double doors to:

CONSERVATORY

12' 9" x 9' 2" (3.89m x 2.79m) Wood effect flooring, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed door to side.

DINING ROOM

9' 9" x 9' 7" (2.97m x 2.92m) Wood flooring, radiator, uPVC double glazed sliding patio door to rear, smooth covered ceiling, door to:

KITCHEN/BREAKFAST ROOM

13' 3" x 9' 7" (4.04m x 2.92m) Fitted range of base level units with granite work surfaces and Caple gunmetal inset sink and drainer unit with mixer tap and matching granite up-stands, central island with breakfast bar with storage cupboards under, a range of high quality Bosch appliances including inset electric ceramic induction hob with glass splash back and extractor fan over, built-in eye level electric double oven, integrated dishwasher, full size fridge/freezer, wood effect flooring, vertical radiator, tall larder cupboard, uPVC double glazed window to rear, smooth covered ceiling with recessed spotlights, door to:

UTILITY ROOM

9' 7" x 8' 4" (2.92m x 2.54m) Fitted range of wall and base level units with granite work surfaces and inset sink and drainer unit with mixer tap, integrated full height fridge freezer, space for washing machine, wood effect flooring, vertical radiator, uPVC double glazed window to rear, uPVC double glazed door to side, door to garage, electric fuse box, cupboard housing wall mounted gas fired central heating boiler, cloaks storage space, smooth covered ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, built-in double airing cupboard, coved ceiling, loft access with fold down ladder to a spacious bordered loft space with light connected, doors to:



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DOUBLE BEDROOM

11' 5" x 9' 7" (3.48m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, coved ceiling.

DOUBLE BEDROOM

16' x 14' Max. (4.88m x 4.27m) Fitted carpet, radiator, uPVC double glazed window to front, high level television point, range of built-in bedroom furniture, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to side, coved ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

14' 0" x 12' 0" (4.27m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, free standing rolled top bath with mixer shower tap, tiled walls, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling with extractor fan.

DOUBLE BEDROOM

11' 5" x 10' 4" (3.48m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, high level television point, coved ceiling.

OUTSIDE

To the rear you will find a well maintained south facing mature garden which has been separated in many different areas such a spacious lawned area with summer house, multi patio and decked areas ideal for entertaining and alfresco dining, an additional private seating area tucked under the tree canopy and finally a vegetable patch. This is perfect outdoor space for all of the family. Outside water and power supplies are installed, along with outside lighting.

DOUBLE GARAGE

19' 5" x 17' 7" (5.92m x 5.36m) Electric up and over door to front x2, door to rear, power and lighting, range of built in storage, space for tumble dryer, space for chest freezer, window to side.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Approx. Gross Internal Floor Area 1689 sq. ft / 156.90 sq. m

