

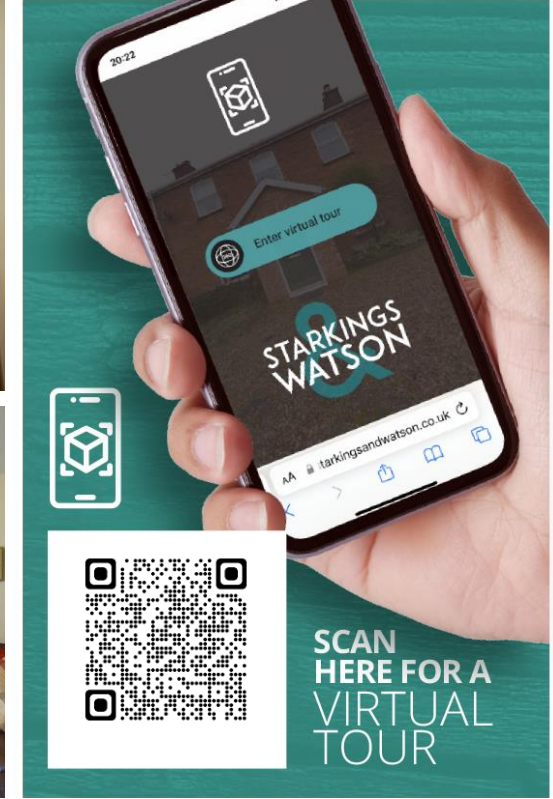
HOWARD'S WAY

Bradwell, Great Yarmouth NR31 9FU

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Detached Family Home
- Sought After Development
- Energy Efficient & Immaculately Presented
- Updated Kitchen with Appliances Included
- Four Double Bedrooms
- Rear Garden with Additional Patio Added
- Parking to Front & Lawn Adjacent
- Garage with Electric Roller Door

IN SUMMARY

Occupying an EASILY ACCESSIBLE POSITION within Bradwell this FAMILY HOME with PARKING AVAILABLE TO FRONT is only a SHORT DISTANCE from the BECCLES ROAD, A47 and NORFOLK COAST LINE! This home has been EXPERTLY DESIGNED with accommodation which stretches over the GARAGE, creating a 16' MAIN BEDROOM with en suite and still leaving plenty of room for the remaining THREE BEDROOMS. Back at ground level, there is a SITTING ROOM, cloakroom and KITCHEN/DINING ROOM which spans 24' across the rear of the property and garage. To rear, there is garden which has a central lawn, patio, fencing and a gate to the front.

SETTING THE SCENE

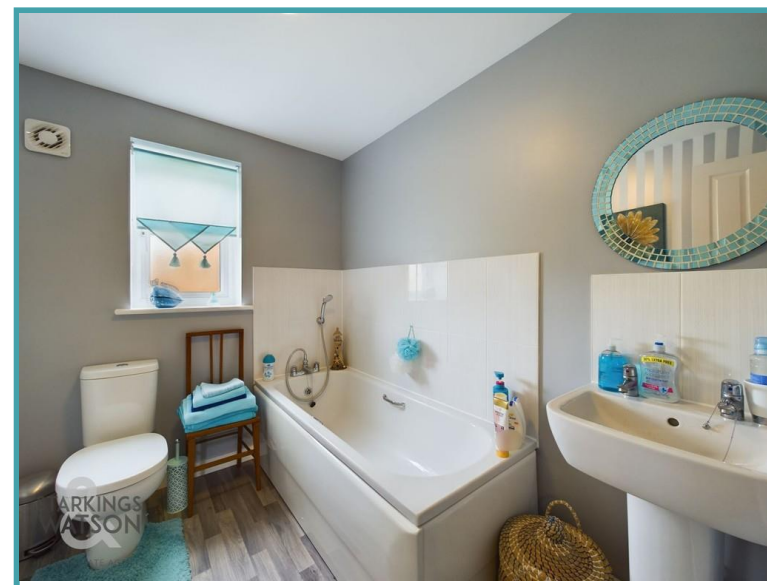
Set back from Howard's Way, there is a pedestrian footpath which leads to the brick weave drive. There is adjacent lawn and gated access which leads to the rear garden.

THE GRAND TOUR

Passing through the composite entrance door, the hallway has doors which lead you into the sitting room, ground floor cloakroom, kitchen/dining room and a personnel door to the garage. There is a luxury fitted carpet which runs the length of the hallway and continues up the stairs and landing. The sitting room has space for soft furnishings and a window to front. The cloakroom has been decorated with a feature wall and has a two-piece suite. The high gloss kitchen features wonderfully clean lines due to the recessed handles on the wall and base level units which are coloured white. A complete contrast to the black work surfaces which have a matching up-stand and under counter appliances built-in which includes a washing machine, dishwasher, fridge and freezer. To one corner, there is gas fired central heating boiler set in a matching cupboard and to rear, French doors which take you into the garden. Upstairs, all four bedrooms lead from the landing of which two face to the rear and two face to front - The family bathroom and en suite shower room are positioned between these pairs of bedrooms with only the en suite accessed from the main bedroom. The landing connects all bedrooms to the family bathroom.

THE GREAT OUTDOORS

The garden is laid to lawn with an extended patio providing ample space for potted plants. There is timber panel fencing at the boundary and a hard standing pathway which leads to the side access. The property takes in the south sun throughout the day and there is scope to landscape if required.



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



OUT & ABOUT

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 unspoiled 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.

FIND US

Postcode : NR31 9FU

What3Words : ///user.bathtubs.mull

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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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Approximate total area⁽¹⁾

1100.92 ft²

102.28 m²

Reduced bedroom

1.50 ft²

0.14 m²

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.