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58 Lark Way Bradwell, NR31 8SB

- PEACEFUL TUCKED AWAY LOCATION
- EPC D
- BEAUTIFULLY PRESENTED
- CONTEMPRARY KITCHEN
- THREE DOUBLE BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- OVER 1,000 sq ft of LIVING
- CONSERVATORY
- GAS CENTRAL HEATING
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through your modern part-glazed front door into the Hallway of your new home. LVT is laid to floor, there's a radiator and doors lead into your Kitchen and Lounge. Your carpeted staircase leads you up to all first-floor rooms and features clever storage solutions under.

Lounge 4.57m x 3.62m (15' x 11' 11")

Your light and bright Lounge features a large uPVC sealed unit double glazed window to front aspect, LVT flooring and a radiator. An archway leads you in to your ...

Dining Room 3.00m x 2.95m (9' 10" x 9' 8")

Located perfectly between your Lounge and Kitchen, your Dining Room offers ample space for six-seater dining suite and features LVT flooring and a radiator. A door leads you into your Kitchen and patio doors to...

Conservatory 2.88m x 2.75m (9' 5" x 9')

The perfect place to sit and unwind with unspoilt views over your rear Garden, Your hexagonal Conservatory is constructed of uPVC double glazing and features laminate flooring, power, light and French doors leading out to your patio outside.

Kitchen 3.50m x 2.98m (11' 6" x 9' 9")

Located right next to the Dining Room, your contemporary Kitchen features a range of base and wall units fitted to three walls complete white flat handleless doors and a square edge worktop over. Your one-and-a-half bowl ceramic sink and drainer is located under your uPVC sealed unit double glazed window offering lovely views whilst washing up. Appliances include an induction hob with oven below and extractor over and ample space is provided for your tall fridge freezer, automatic washing machine and dishwasher. Tiling is laid underfoot and your back door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, your Landing is lovely and bright due to the uPVC sealed unit double glazed window allowing an abundance of natural daylight in. There's a fitted carpet, doors lead off to all first floor rooms and your Airing Cupboard is located here.

Bedroom One 3.77m x 3.45m (12' 4" x 11' 4")

Your Master Bedroom is located at the front part of the house and features a large uPVC sealed unit double glazed window with lovey views over then front. A fitted carpet and radiator also included.

Bedroom Two 3.45m x 2.88m (11' 4" x 9' 5")

Located to the rear of the property, Bedroom Two features a uPVC sealed unit double glazed window, fitted carpet, radiator and handy built in wardrobe.

Family Bathroom 2.23m x 1.92m (7' 4" x 6' 4") plus shower

Wallow in luxury in your beautiful Bathroom. A four piece suite comprises of a panel bath, vanity wash hand basin, low level WC and separate shower cubicle. There's an opaque uPVC sealed unit double glazed window, tiled floor and chrome heated towel rail radiator.

Bedroom Three 3.00m x 2.85m (9' 10" x 9' 4") narrowing to 2.00m

The smallest of the three is still a good sized double with a uPVC sealed unit double glazed window to front aspect, built in wardrobe, radiator and fitted carpet.

OUTSIDE

Front Garden, Driveway and Garage

As you are tucked away you will benefit from a large expanse to the front of your property which has been professionally brickweaved to create much more parking. Your Driveway is located to the side of the property and leads up to your Garage. Constructed of traditional brick and tile your Garage features an up-and-over vehicular door, personal door, power and light.

Rear Garden

A good size rear Garden, very private, not overlooked and mainly laid to lawn.

Council Tax

Great Yarmouth Band D

SUMMARY

This is a fine example of a beautifully presented detached family home in a superb location, tucked away in a development of just a handful of properties.

A personal viewing of this lovely family home is definitely recommended, to book in simply call the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A BEAUTIFUL THREE BED DETACHED FAMILY HOME in a TUCKED AWAY LOCATION

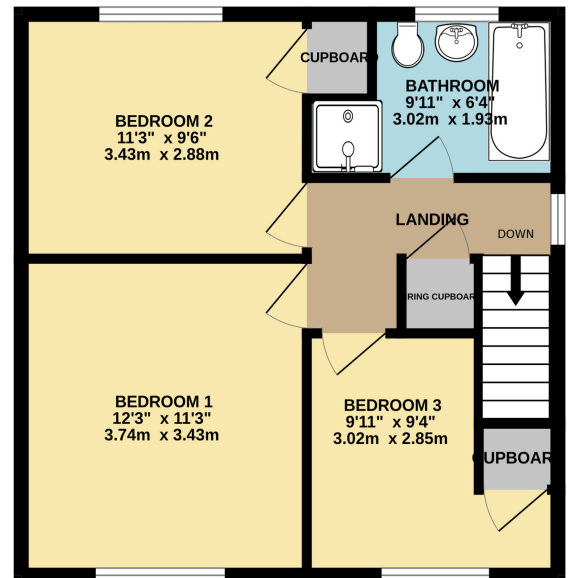
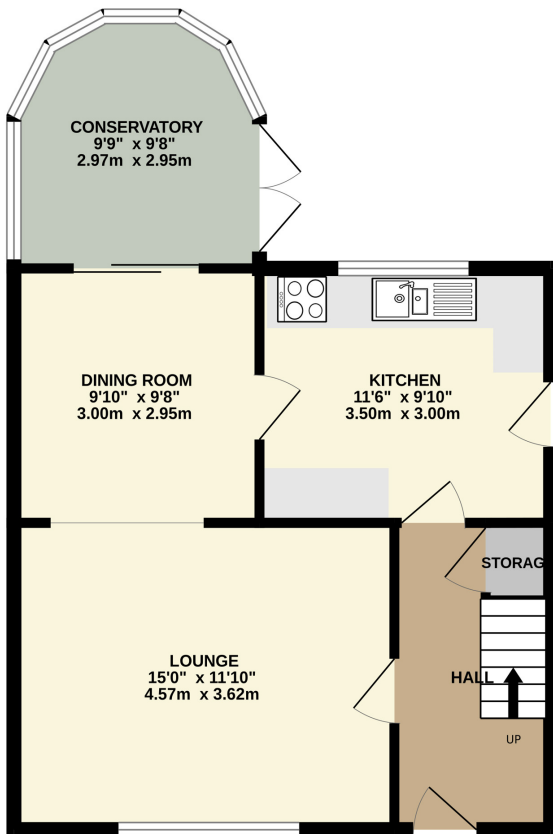
We are delighted to offer for sale this super property set in a quiet cul-de-sac in Bradwell. Your accommodation comprises of an Entrance Hall, good sized Lounge, separate Dining Room, Conservatory and Kitchen on the ground floor, while upstairs three double Bedroom sand Family Bath/Shower Room. As the property is tucked away you benefit from a large private rear Garden, plenty of parking to front and on the Driveway and Garage. All this with the creature comforts of Gas Central Heating and Double Glazing.

OVER 1,000 sq ft of LIVING

LOCATION AND AMENITIES

Situated in a sought-after Neighbourhood in the sought after Village of Bradwell, ideally located between Gorleston and Great Yarmouth and with easily accessible routes to Lowestoft and surrounding areas. Good schools, public transport and the stunning Norfolk countryside right on your doorstep along with of course the glorious beaches of the East coast. Convenient for a range of amenities such as a Morrisons supermarket, Tesco Express, pharmacy and 5 minute drive to large retail outlets.

Contact: Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



58 LARK WAY, BRADWELL

TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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