

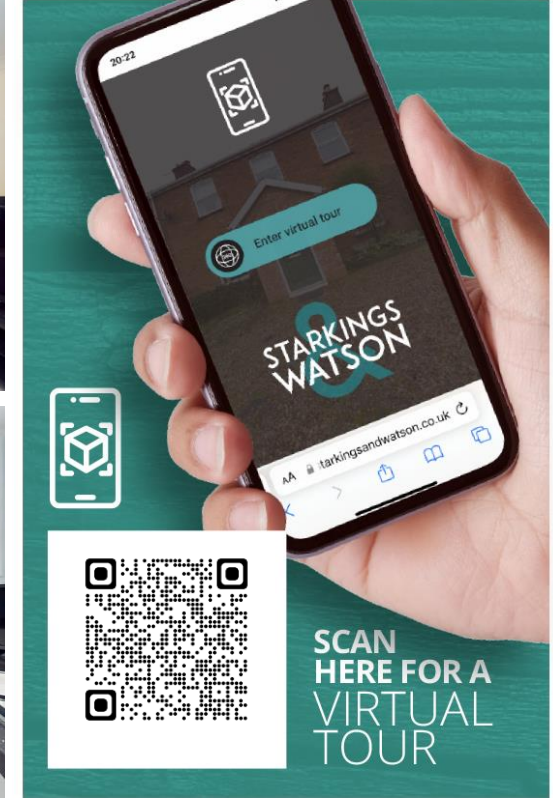
FOXGLOVE DRIVE

Bradwell, Great Yarmouth NR31 8UU

Freehold | Energy Efficiency Rating : E

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PROPERTY



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**STARKINGS
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- Detached Family Home
- Separate Sitting & Dining Rooms
- Kitchen Opening into Utility Room
- Family Bathroom & En Suite
- Four Double Bedrooms
- Private Wrap Around Garden
- Quiet Cul-De-Sac Location
- Driveway & Double Garage

IN SUMMARY

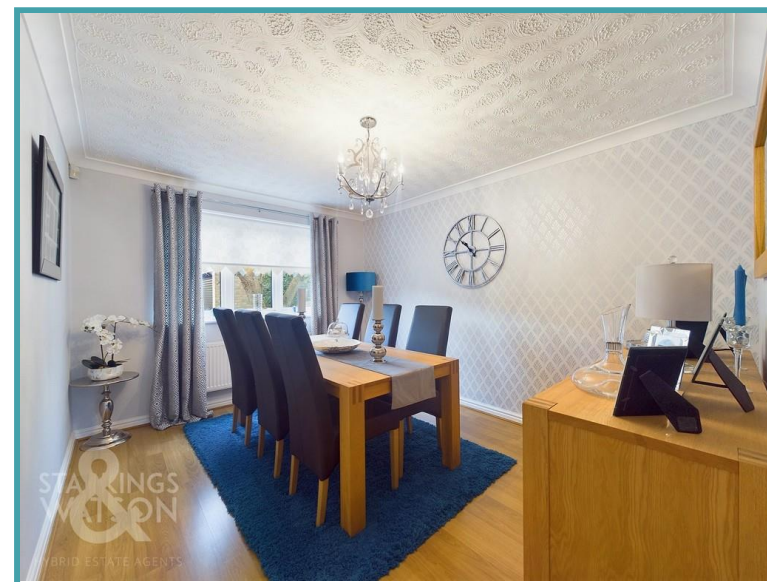
This FLAWLESS DETACHED FAMILY HOUSE is tucked away from the street through a PRIVATE DRIVEWAY, with GATED ACCESS plus a DETACHED DOUBLE GARAGE as part of this brilliant CORNER PLOT. Internally the property is just under 1200 SQ. FT (stms), with a multitude of social living space all EXQUISITELY decorated and presented including SEPARATE SITTING and DINING ROOMS, kitchen with INTEGRATED COOKING appliances leading to a fantastic UTILITY ROOM with door to the rear garden and downstairs CLOAKROOM. The first floor gives access to FOUR DOUBLE BEDROOMS all incredibly well-lit via the uPVC double glazed windows, with the smaller currently operating as a HOME OFFICE, and the main bedroom benefiting from an EN-SUITE BATHROOM. All bedrooms have access to a MODERN and SIZEABLE shower room with walk-in shower as part of a three piece suite. Externally, this WRAP AROUND GARDEN is predominantly laid to lawn with a raised TIMBER DECKING area with metal railings and PATIO AREA.

SETTING THE SCENE

The property is accessed via a long driveway meaning this property is tucked away from the street offering a great degree of privacy. The driveway can be secured with double swinging gates, leading to a detached double brick garage. The front garden is predominantly laid to lawn with a pathway giving access to the main property and to the side.

THE GRAND TOUR

Step inside this immaculately presented family home offering versatile accommodation across two floors, as you enter and turn right you will be met with the dual aspect sitting room with carpeted flooring under foot, electric fire place and uPVC French doors leading to the rear wooden decked terrace area. Stepping back into the entrance lobby stepping across the tile flooring you will have access to the cloakroom next to the stairs formed of a WC with low level wash basin, heated towel rail plus access to the handy 'under the stairs' storage. To the left of the property as you walk in is the separate dining room perfect for hosting family and friends with window overlooking the front garden and leading into the kitchen area. There is the potential, if a new occupant desires, to open this space up and create a large, open plan space forming the kitchen/dining room (stp). The kitchen is set around U-shape granite work surfaces with an array of wall and base mounted storage. Integrated appliances can be found in the form of a double oven, gas hob both with extraction above all set in front of tiled splash backs, a built in fridge/freezer, plumbing for a dishwasher all with a large uPVC double glazed window overlooking the rear. This space opens up into the utility room with the same granite work surfaces, sink with chrome mixer tap, tiled splash backs, and plumbing for the washing machine. There is also access to the rear garden onto the patio area via the rear door. Heading to the first floor, the central landing gives access to all four bedrooms as well as the family bathroom. The larger of the bedrooms is immediately to your left at the top of the stairs offering a large floor space covered in carpet, with a front aspect allowing the room to be flooded with light, as well as floor to ceiling built in wardrobes and use of the en-suite bathroom. The en-suite is a fantastic size three piece suite with tasteful decor formed of a bathtub and tiled surround, sink and low level ceramic wash basin. Also on this side of the property but with a rear aspect is the third of the bedrooms but still a good sized double room, currently serving as a home office with the same carpeted flooring across the bedrooms. Sitting on the adjacent side of the property, also with a rear aspect is the third bedroom, also with a rear aspect is the smaller of the bedrooms still offering ample bed space as well as floor space for storage. Finally, on this floor, the family shower



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room with wooden effect flooring, heated towel rail, W.C, sink and a modern well-proportioned walk-in shower with tile and glass surround and rainfall shower head.

THE GREAT OUTDOORS

Externally, the garden can be accessed via a side timber gate to the right of the property, or by walking down the open side lined with tall conifers or simply via the rear utility door or French doors from the sitting room. To the front there is a handy concrete storage space behind the double detached brick garage. The pathway will lead you down towards the rear garden which is predominantly laid to lawn with privacy giving shrubs and trees. There is a patio area at the immediate rear of the property lifting to a wooden decked area with metal railings coming off the sitting room. The garden to the rear is sunken slightly with a flagstone patio area tucked in the corner to maximise those summer evenings. The current owners have also installed an electric car charging point on the side of the property which can be left or taken with by the owners if so desired as part of negotiations.

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 and to other parts of Bradwell and onto Great Yarmouth via Gorleston. 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.

FIND US

Postcode : NR31 8UU

What3Words : ///swooning.improving.mobile

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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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.

(1) Excluding balconies and terraces

Approximate total area^m
 1198.76 ft²
 111.37 m²

