

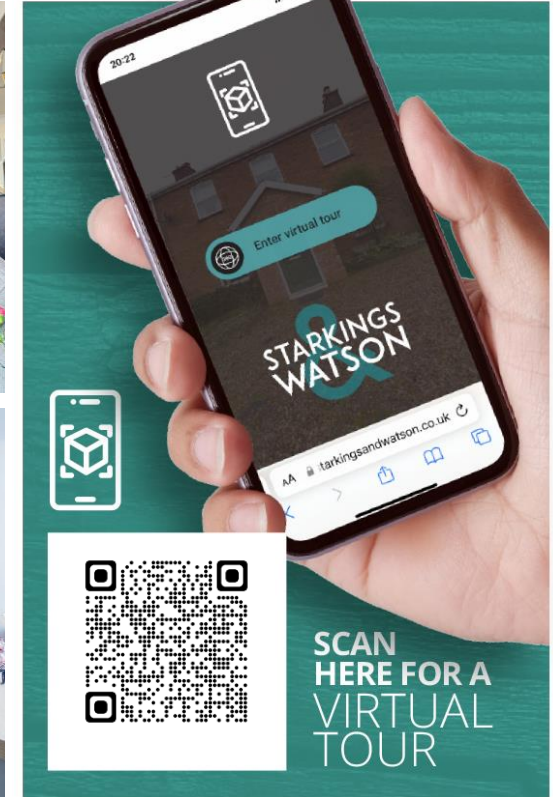
EL ALAMEIN WAY

Bradwell, Great Yarmouth NR31 8SX

Freehold | Energy Efficiency Rating : C

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

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- Extended Semi-Detached House
- 16' Sitting Room
- 19' Kitchen/Dining Room
- Two Double Bedrooms
- Modern Walk-In Shower Room
- Private Rear Garden
- External Bar/Office Space
- Off Road Parking & Garage

IN SUMMARY

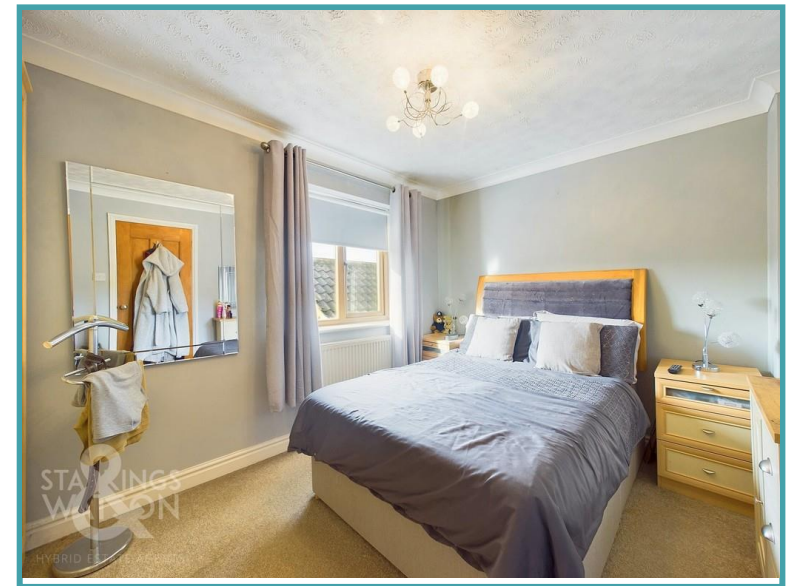
The EXTENDED SEMI-DETACHED HOUSE is situated at the end of a QUIET CUL-DE-SAC in this sought after location, with AMPLE OFF ROAD PARKING as well as a BRICK GARAGE. Stepping through the PORCH ENTRANCE there is a sizeable SITTING ROOM leading through to the RECENTLY MODERNISED and EXTENDED kitchen/dining room with a wide array of STORAGE and a WELL-LIT dining room area with BI-FOLDING DOORS and VELUX WINDOWS above. The property is served by TWO DOUBLE BEDROOMS and a MODERN WALK-IN SHOWER ROOM with VANITY STORAGE. Externally, there is a PRIVATE and ENCLOSED rear garden, ideal for enjoying the sun as well as a bespoke built OUTSIDE ENTERTAINMENT area ideal for a home bar or potential office, work out space.

SETTING THE SCENE

The property is approached at the end of this cul-de-sac by a concrete and brick weave driveway extending to the side of the property leading to the garage. A small lawn front garden space also leads to the pathway to the front door.

THE GRAND TOUR

Heading in through the porch entrance, the ideal spot to hang your coats and store your shoes and other items you will find yourself in this sitting room, giving access to the stairs to the first floor. This brilliantly sized room offers versatility in options for soft furnishings with carpeted flooring and uPVC window overlooking the front of the property. Entering the hub of the home, the kitchen/dining room the additional space created by the extension becomes abundantly clear to see. A high gloss surround with ample storage is set upon one of the walls offering floor to ceiling storage as well as wall and base mounted storage set around wood effect work surfaces, composite sink and offering plumbing for the washing machine and space for the tumble dryer and fridge/freezer. The elegant work surfaces extend to the rear of the property to create the breakfast bar adding to the sociable feel of this amazing space. Gas radiators can be found at the rear overlooking the garden through the bi-folding rear door. Heading to the first floor and immediately to your left, is the marginally larger of the two bedrooms with carpeted flooring, rear facing aspect and radiator. There is more than enough space in here to add additional storage if required. The second bedroom sits at the front of the property looking down the cul-de-sac, with a slightly reduced floor space but still offering enough space for a double bed and additional storage as well as offering a small built in storage cupboard. Sitting between the two bedrooms is the family bathroom. This three piece suite is fitted with a tasteful high gloss panel surround, walk-in shower cubicle with glass screen, sink with vanity storage, toilet and radiator.



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THE GREAT OUTDOORS

Stepping through the bi-folding doors there is a resin patio seating area leading to the lawned rear garden space surrounded by timber fencing. The occupants have installed a timber structure in the garden creating a family entertainment space/bar. This versatile addition could serve the same purpose, or even a home office, workshop or gym too amongst other uses. The garage can be accessed via the door, with electric inside.

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 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 8SX

What3Words : ///trifling.fidget.always

VIRTUAL TOUR

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

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

Reduced headroom (below 1.5m/4.92ft)

Approximate total area¹

753.5 ft²
70 m²

Reduced headroom

13.85 ft²
1.29 m²

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