

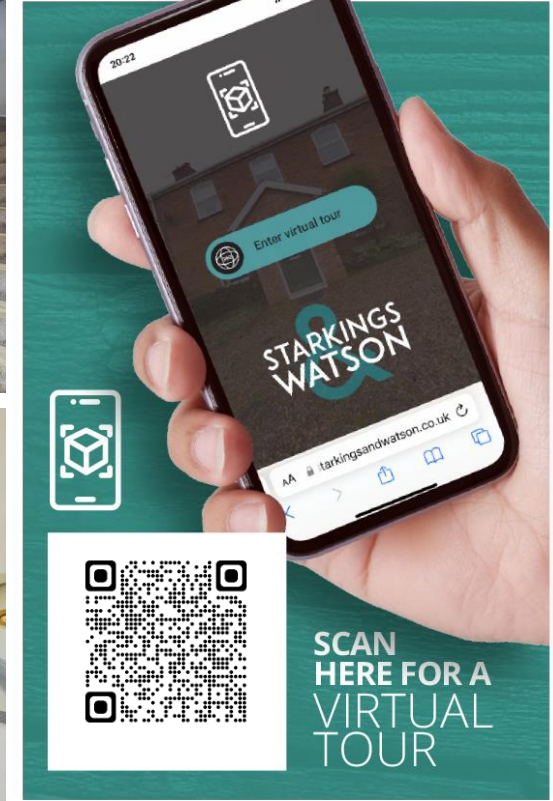
EL ALAMEIN WAY

Bradwell, Great Yarmouth NR31 8SY

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Immaculate Semi-Detached House
- Open Plan Sitting & Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Single Garage
- Perfect First Time Buy or Investment

IN SUMMARY

NO CHAIN. This SEMI-DETACHED house is tucked away in a private CUL-DE-SAC, part of this popular street, situated just a short distance from the stunning Gorleston Beach with all amenities a short walk away. The living accommodation is presented to a very high standard throughout and offers an OPEN PLAN sitting/dining room, leading through to the high-gloss KITCHEN/BREAKFAST ROOM - complete with INTEGRATED COOKING APPLIANCES, WASHING MACHINE, as well as BREAKFAST BAR. The first floor gives access to TWO DOUBLE BEDROOMS and the well appointed FAMILY BATHROOM. A private rear garden, gives way to the GARAGE accessed via the generous private DRIVEWAY. The PERFECT FIRST TIME BUY or INVESTMENT purchase.

SETTING THE SCENE

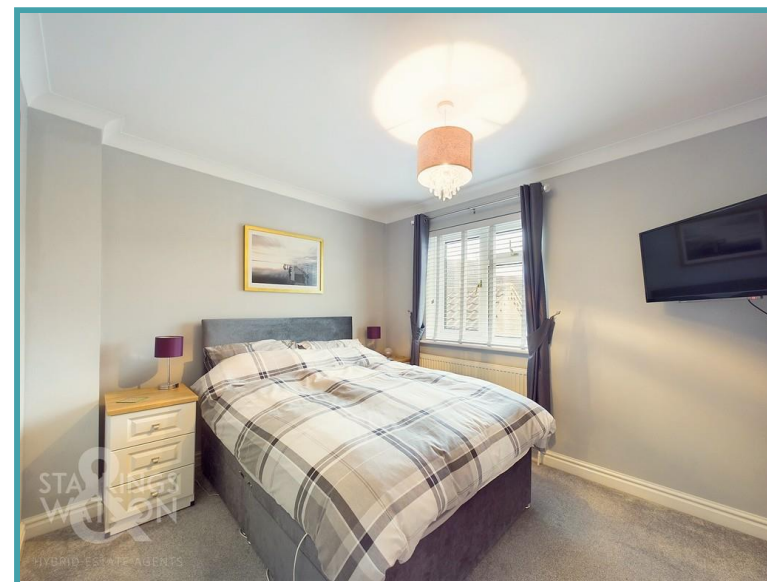
the property can be found towards the end of this quiet cul-de-sac with a large lawn frontage and shingle driveway leading towards the garage and front porch entrance.

THE GRAND TOUR

Entering via the front door you will find yourself within the handy separate porch entrance, ideal for slipping off coats and shoes before heading in across the carpeted flooring. First, you will be met with a brilliantly versatile open plan sitting/dining room space, with a range of options for soft furnishings and downward spot lights alongside the uPVC window to the front all helping to illuminate this sociable living space. The kitchen is fitted with a range of high-gloss wall and base mounted storage, set around square edge work surfaces which give way to the stainless steel sink with mixer tap, inset electric hob and integrated oven with extraction above with a breakfast bar on the external wall with gas radiator underneath. The first floor gives way to two brilliantly sized double bedrooms, one with a rear facing aspect and the other a front facing aspect, with the bedroom to the front benefiting from handy over the stair storage space. Both bedrooms are served by the family bathroom, a three piece suite including the bathtub with wall mounted electric shower and heated towel rail.

THE GREAT OUTDOORS

Immediately as you exit via the rear door you will find the flag stone patio seating area which extends into a pathway alongside the garage to the personal access door and additional storage behind giving way to the timber shed. The rest of the garden is predominantly laid to lawn with a planting bed at the rear of the garden.



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 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 8SY

What3Words : ///regularly.familiar.kick

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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
620.84 ft²
57.68 m²

Reduced headroom
17.63 ft²
1.64 m²

