

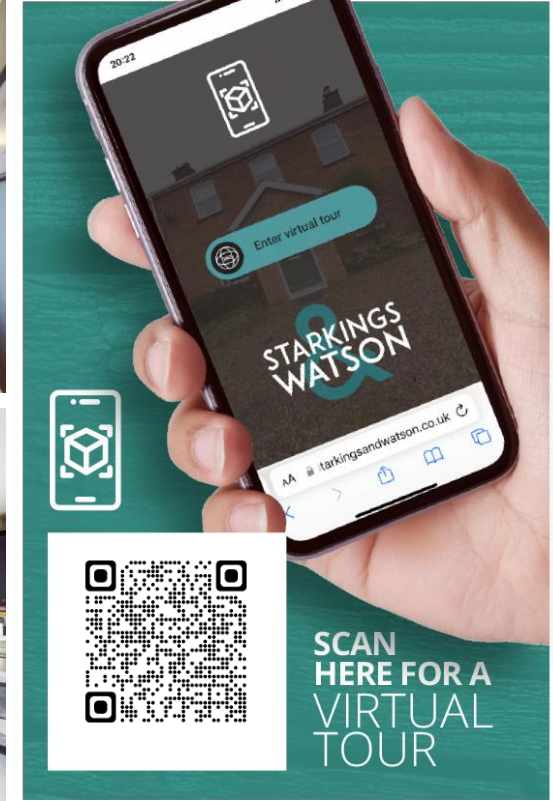
VICTORY AVENUE

Bradwell, Great Yarmouth NR31 9GA

Freehold | Energy Efficiency Rating : C

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FOR SALE
PROPERTY



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STARKINGS
WATSON

- Terraced House Over 860 Sq. Ft (stms)
- 14' Sitting Room
- Open Kitchen/Dining Room
- Family Bathroom & En-Suite Shower Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Allocated Parking & Garage
- Sought After Location

IN SUMMARY

This wonderfully positioned TERRACED FAMILY HOME is situated on the edge of this development with all local amenities and travel links just a short walk away. With a versatile ground floor living space including a CLOAKROOM, well-proportioned SITTING ROOM and open plan DINING ROOM and KITCHEN boasting INTEGRATED COOKING APPLIANCES with uPVC French doors to the rear garden. The first floor gives way to the family bathroom as well as THREE BEDROOMS with the larger benefiting from an EN-SUITE SHOWER ROOM. The garden to the rear is a WELL MANICURED space leading back to the GARAGE and ALLOCATED PARKING spaces.

SETTING THE SCENE

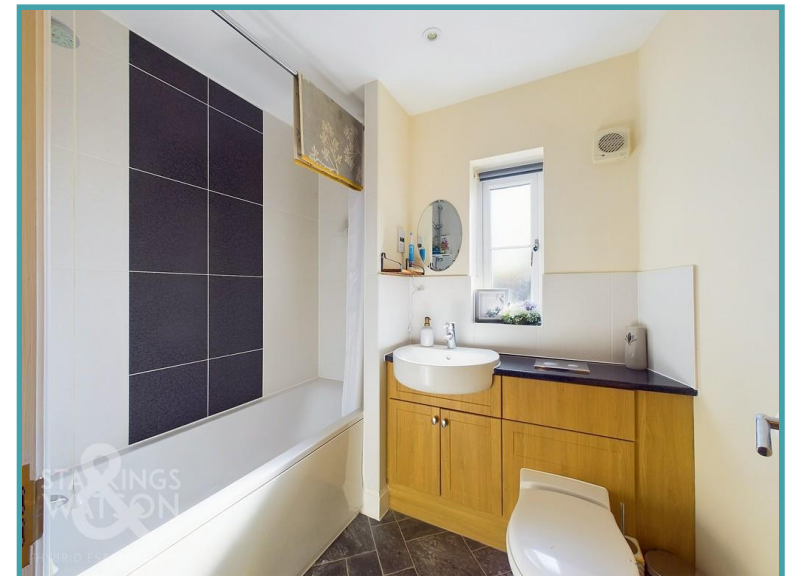
The property is just set back in the corner of this development with low-level bushes lining the front of the property and a small pathway leading to the front door with a pitched and tiled porch roof.

THE GRAND TOUR

Stepping inside the property gives way to a handy coat and shoe storage space in the central landing which gives access to all living spaces and handy under the stair storage. The downstairs cloakroom is to your right with a two-piece suite and uPVC frosted glass window to the front. The well proportioned sitting room sits to your left with front facing aspect and ample floor space for soft furnishings set upon carpeted flooring. The rear of the property makes way for the open plan dining room and kitchen with space for a formal dining table and kitchen with integrated oven and grill, gas hob with extraction above with ample wall and base mounted storage and rolled edge work surfaces giving way to plumbing for a free standing washing machine and dishwasher as well as additional space for a tumble dryer and fridge or freezer. The first floor landing gives access to all three bedrooms and the three piece family bathroom including bathtub and wall mounted shower. The smaller of the bedrooms is situated at the front of the property with built in wardrobe space. Both the larger bedrooms, one at the front of the property and one at the rear have carpeted flooring and built in storage. The larger of the bedrooms, also has an en-suite shower room with shower cubicle and heated towel rail.

THE GREAT OUTDOORS

The rear garden is a well maintained space with patio seating for enjoying the summer sunshine with friends and family, giving way to a lawn garden space to enjoy all surrounded by timber fencing. At the very



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rear of the garden is an access leading to the entrance to the garage and parking spaces with a handy external electric power point mounted at the very rear of the garden.

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. The Mill lane play area, outdoor gym, sports courts/field and skate park are less than a 1 minute walk from the property.

FIND US

Postcode : NR31 9GA

What3Words : ///ripples.grand.health

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

866.3 ft²
80.48 m²

