

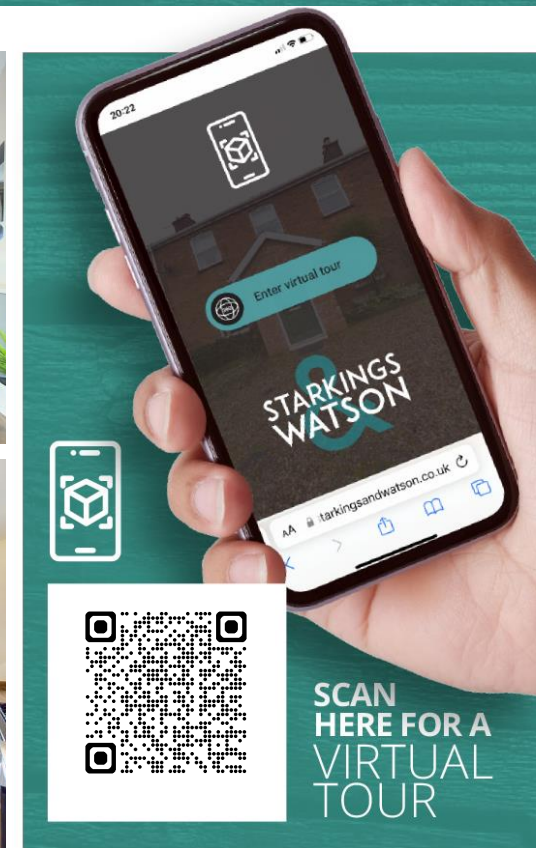
WHIMBREL DRIVE

# Bradwell, Great Yarmouth NR31 9UN

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Detached Family Home
- Set Upon 0.18 Acres Plot (stms)
- Fantastic Decorative Order Throughout
- 23' Sitting Room & 22' Family/Dining Room
- Stunning 19' Kitchen/Breakfast Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage

#### IN SUMMARY

Sitting on a plot measuring some 0.18 ACRES (stms) and pleasantly situated within a QUIET CUL-DE-SAC this generous DETACHED FAMILY HOME has been EXTENDED and improved throughout to offer a stunning and VERSATILE living space covering some 1837 Sq. Ft in total (stms). Within this space is a 23' SITTING ROOM and separate 22' FAMILY/DINING ROOM with UNDERFLOOR HEATING, kitchen with INTEGRATED APPLIANCES, study cloakroom and UTILITY ROOM. The first floor offers FOUR DOUBLE BEDROOMS set off a central landing with the main having use of an immaculately finished EN-SUITE SHOWER ROOM and the FAMILY BATHROOM. Externally the rear garden is GENEROUS in size, fully enclosed and creates the perfect space for entertaining friends or family with AMPLE OFF ROAD PARKING and GARAGE to the front.

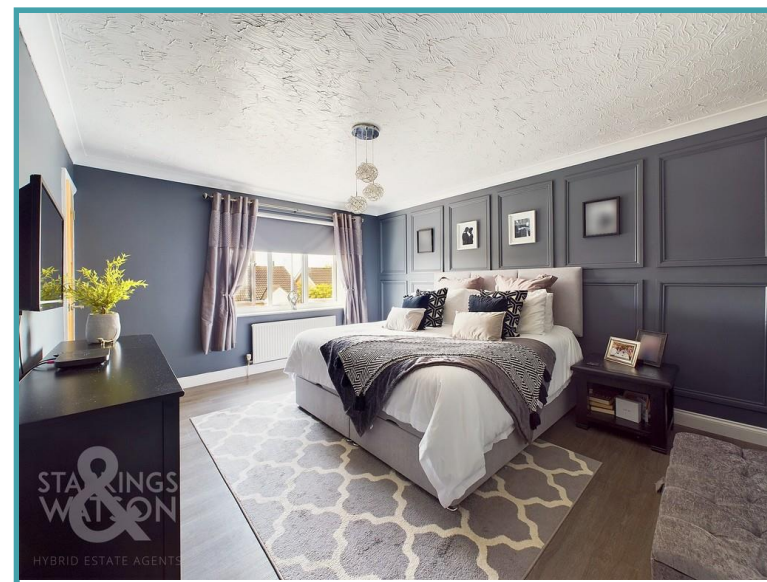
#### SETTING THE SCENE

Turning left as you enter this quiet private cul-de-sac, the property emerges to your right through a low level brick wall leading to a large brick weave driveway suitable for multiple vehicles with a detached brick garage sat just beyond the property.

#### THE GRAND TOUR

Firstly entering via the porch entrance, the ideal space to slip

off coats and shoes, you will notice the space opening ahead of you with wood effect Karndene flooring laid throughout the majority of the ground floor with oak doors and stairs leading to the first floor. Turning immediately to your left, you are greeted with the impressive spacious sitting room with ample floor space for soft furnishings, uPVC double glazed bay window to the front and a large electric fire feature fireplace leading towards the uPVC French doors into the family dining room. Turning to your right as you enter the property, you will step past the ground floor WC, fully tiled throughout featuring a frosted glass window to the front and vanity storage. Next is the versatile study currently being used as a secondary sitting room, or could be used to create an ideal playroom or potential guest room if preferred. The true heart of the property is held by the kitchen, excellently finished and recently updated by the current owners with a wide range of wall and base mounted storage set around wooden work surfaces giving way to multiple built in appliances including a washing machine and dishwasher with pull out larder cupboards whilst allowing space for a large gas range style oven and hob. Just off from the kitchen is the useful utility room with further wall and base mounted storage and matching work surfaces along with plumbing for an American style fridge freezer, perfect for modern family living. Sitting at the very rear of the property is the incredibly well-lit and generously sized family dining room. This space can be purposed to any need due to its generous size with all uPVC double glazed windows surrounding the accommodation and tall feature skylights to either side of the ceiling allowing natural light to flood into the room, whilst also offering underfloor heating under foot. The first floor landing allows access into all four of the double bedrooms as well as the sleek and modern finished four piece family bathroom featuring a sizable walk in shower, vanity storage and wall mounted heated towel rail. The larger of the four bedrooms is situated to your left with decorative panelled wall, wood effect flooring underfoot and



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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](http://starkingsandwatson.co.uk)

uPVC double glazed window to the front. This room benefits from the use of a recently fitted 2021 en-suite shower room featuring a walk in shower, vanity storage and frosted window with a rear aspect. The second room sits just off the first, this room currently is utilised as a dressing room by the current owners, but could easily make a sizable double bedroom for any potential new owner with views into the rear garden. To the right of the hallway are the two smaller of the bedrooms, both double rooms in themselves being very similarly sized, with lighter wood effect flooring underfoot. One shares a rear facing aspect and the other a front, both with radiators and uPVC double glazed windows.

### THE GREAT OUTDOORS

Stepping out through the family dining room, the garden opens up to create the ideal space for a family to enjoy, with a large sandstone patio area leading to newly fitted external storage sheds, one being purposed as an external entertainment zone bar. Heading up the stairs, the rest of the garden is laid to lawn, all fully enclosed with timber fencing and privacy giving trees to the rear.

### 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 9UN

What3Words : ///router.sunroof.unearthly

### VIRTUAL TOUR

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

**GIRAFFE 360**

Calculations are based on RICS IPMS 3C standard.

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**  
 1837.83 ft<sup>2</sup>  
 170.74 m<sup>2</sup>



**Floor 1**



**Ground Floor**

