



Darnell Close, Bradwell - NR31 9FS

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HYBRID ESTATE AGENTS



## Darnell Close

Bradwell, Great Yarmouth

Situated on the edge of this ever popular development at this LINK-DETACHED BUNGALOW offers a free-flowing interior all incredibly well presented with a generous outside living space to match. In total, the home offers a little over 1030 Sq. Ft of accommodation (stms) to include the garage with a widened central hallway linking all living spaces and BUILT-IN STORAGE space. The kitchen/dining room boasts a multitude of storage alongside INTEGRATED APPLIANCES with an OPEN SITTING ROOM to the side which backs onto the rear garden through a set of French doors. In total, THREE BEDROOMS are on offer within the home, each capable of holding a double bed and being served by a THREE PIECE FAMILY BATHROOM, separate WC and EN-SUITE to the main bedroom. Externally, the FULLY ENCLOSED REAR GARDEN is much larger than one might first expect, being presented in a low-maintenance condition currently, this space holds a wealth of potential while to the front of the home, manicured shrubbery and planting beds gives way to a DRIVEWAY in front of the GARAGE with electric roller door.

- Link-Detached Bungalow
- Edge Of Development Setting
- Over 1030 Sq. Ft Of Accommodation Including Garage (stms)
- Large Sitting Room Backing Onto Rear Garden
- Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Larger Than Average Rear Garden & Brick Weave Driveway

Council Tax band: D

Tenure: Freehold

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.



## SETTING THE SCENE

The property is set back from the street where a tandem brick with driveway allows for the parking of multiple vehicles in front of the garage with electric roller door to the front. Manicured shrubbery creates privacy at the front of the property with planting beds giving further scope for potted or planted flowers.

## THE GRAND TOUR

Once inside, a central hallway is the first place to greet you granting access to all living accommodation within the property as well as two well proportioned built in storage cupboards within the central hallway. Immediately to your right, a well proportioned two piece WC comes with a low level radiator and frosted glass window to the front of the home. Directly ahead as you enter, the kitchen and dining room opens up with a floor space suited to a formal dining table on the left hand side of the room in front of an access door taking into the rear garden. To the right hand side, a mixture of wall and base mounted storage units currently house integrated appliances to include an oven and hob with extraction above and tall fridge/freezer with space and plumbing remaining for a washing machine. Slightly further down the hallway and next to this space is the open sitting room - the space is laid with all carpeted flooring leaving more than enough potential for a choice of layout of soft furnishings with uPVC double glazed French doors opening into the rear garden and a raised timber deck seating area allowing natural light to fill the room.

Within the property a total of three bedrooms are on offer with the slightly smaller being the first you will encounter on your left hand side. Currently functioning as a storage and home office workspace, this room could potentially hold a double bed or to function as a much larger single bedroom or nursery if required.

Two further double bedrooms sit towards the end of the hallway, each of which benefiting from built in wardrobes and carpeted flooring, with the slightly larger room also having the added benefits of a en-suite shower room with double shower unit and wall mounted heated towel rail. Each of the bedrooms also shares the use of a three piece family bathroom suite which has also been fitted with a electric shower and glass screen over the bath, wall, mounted heated towel rail and a wooden effect flooring.

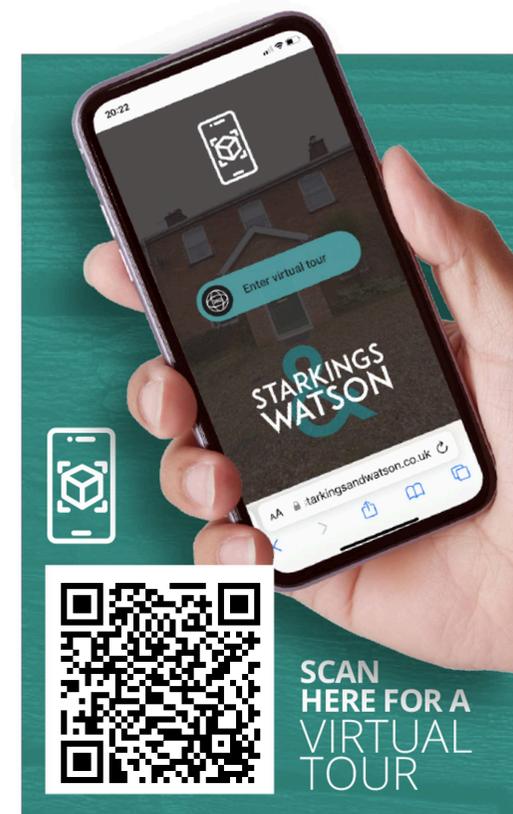
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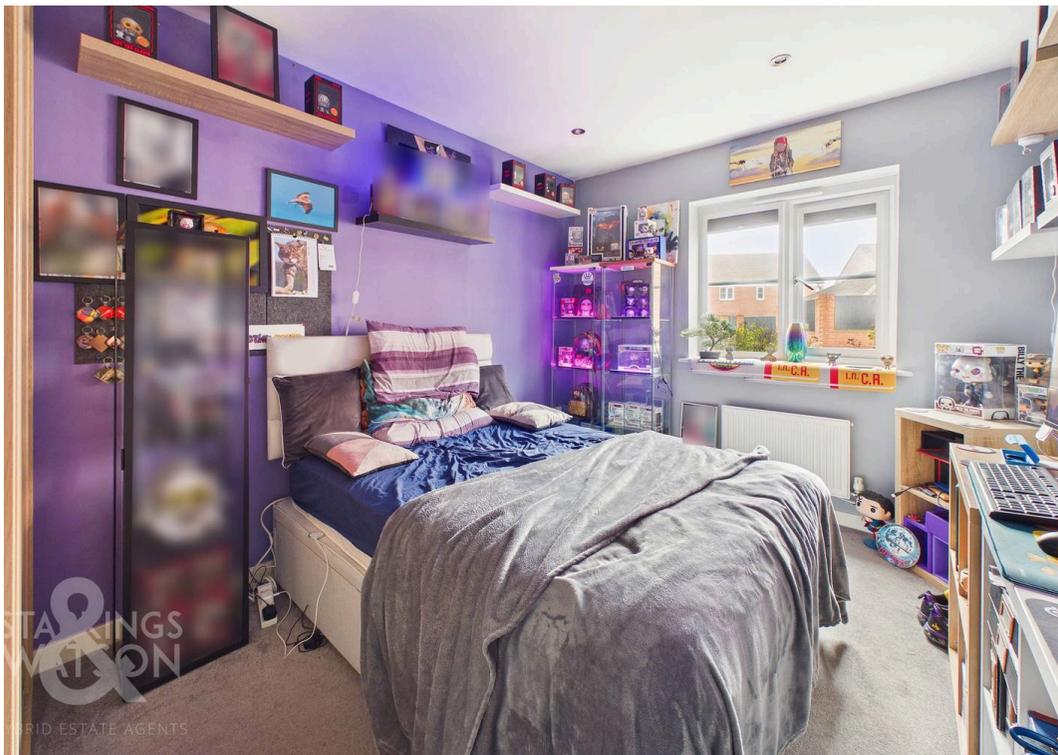
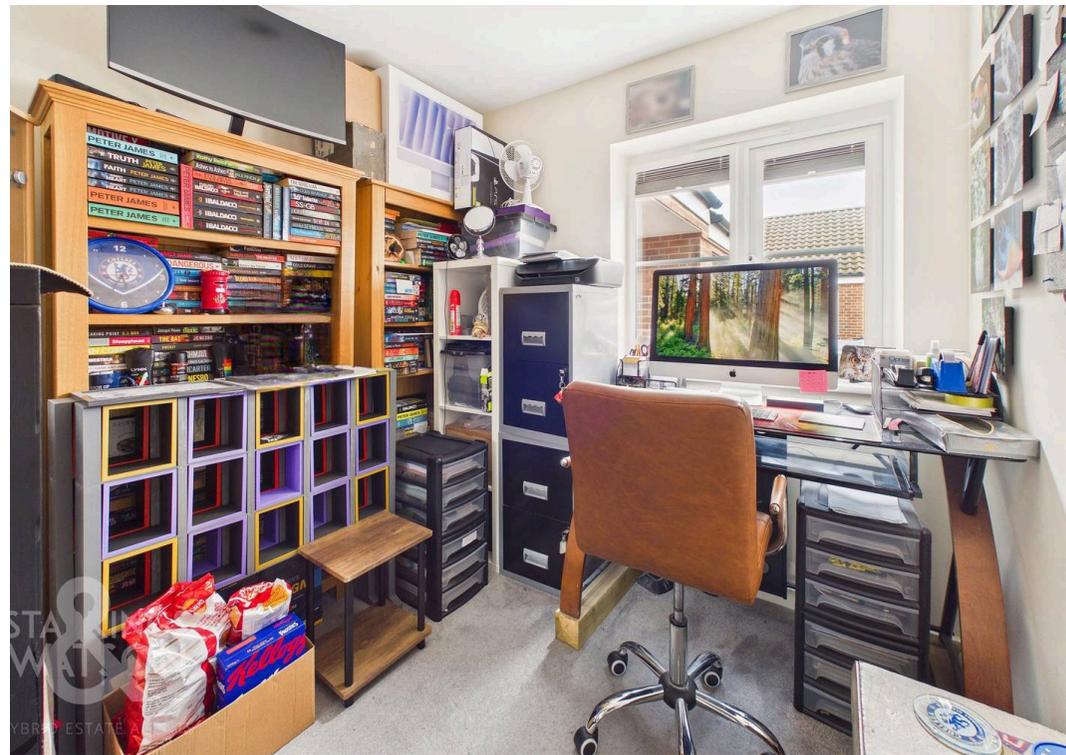
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What3Words : ///plankton.factored.rehearsal

## VIRTUAL TOUR

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



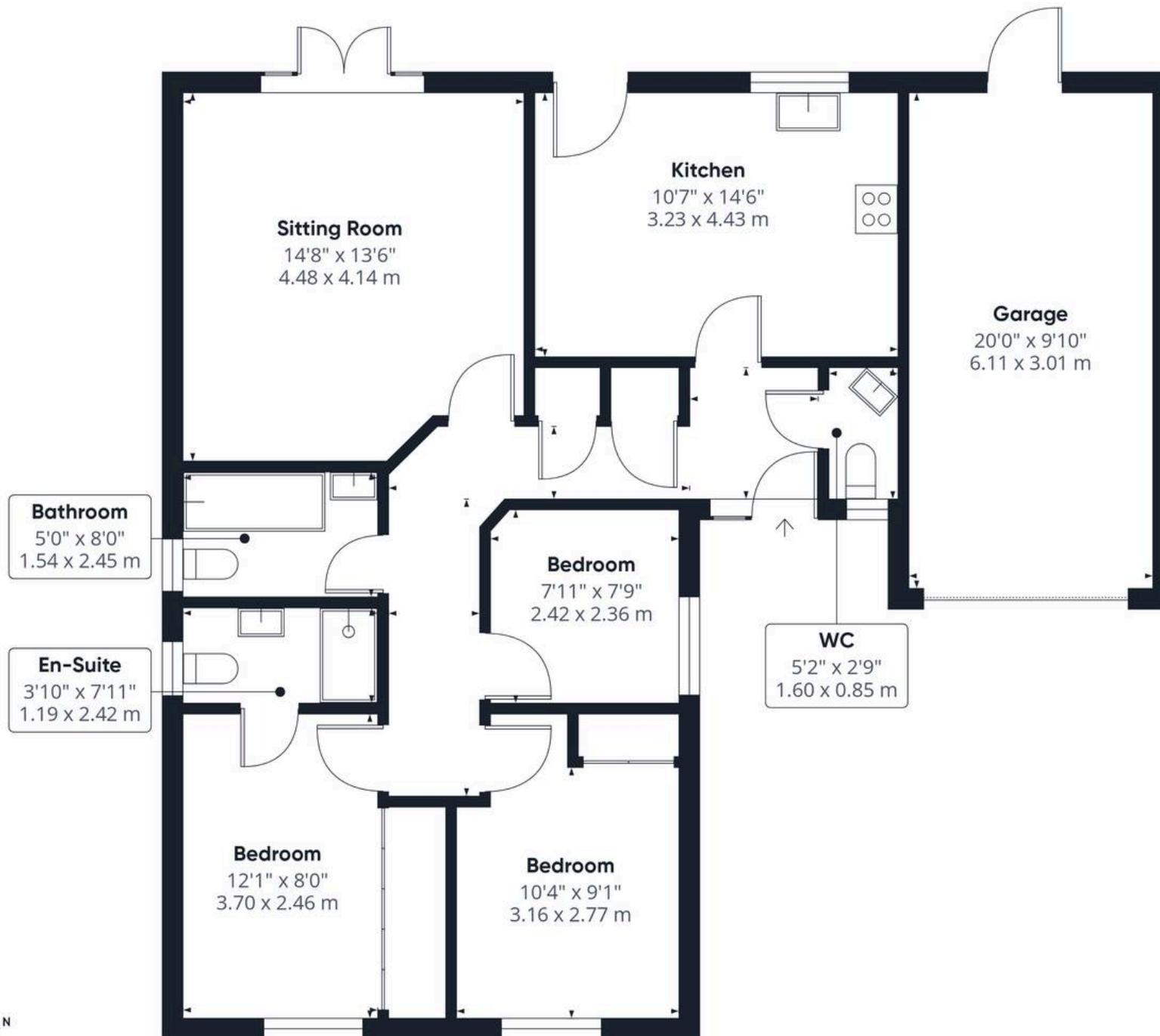




## THE GREAT OUTDOORS

The rear garden is much larger than one might expect being fully enclosed with timber panel fencing to both sides and the rear. The space is a mixture of flagstone patio shingle planting beds and raised timber deck seating areas, creating a wealth of opportunities to further enhance the outside living area.





Approximate total area<sup>(1)</sup>

1035 ft<sup>2</sup>  
96.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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