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8 Fulmar Close

Bradwell, Great Yarmouth, NR31 8JG

Guide Price £250,000-£260,000 Freehold

EPC Rating F

Bycroft Estate Agents are delighted to present this beautifully presented three bedroom detached family residence situated in this sought after cul-de-sac location in the village of Bradwell close to shops, amenities and schools for all ages. Accommodation comprises entrance porch, cloakroom, lounge, dining room, kitchen, conservatory, first floor landing, three bedrooms, shower room, front garden with driveways and garage, enclosed low maintenance rear garden, double glazing and gas central heating.

ENTRANCE PORCH

UPVC entrance door; tiled flooring; eco-rad; stairs to first floor.

CLOAKROOM

vanity unit comprising wash hand basin with double storage cupboard under; wc; fully tiled walls and flooring; frosted window.

LOUNGE

14' 10" x 12' 1" (4.52m x 3.68m) plus two deep storage cupboards; eco-rad; modern wall hung fireplace; window to front aspect; high level side window; large open archway to Dining Room.

DINING ROOM

10' 4" x 9' 1" (3.15m x 2.77m) high level side window; eco-rad; sliding patio doors to Conservatory.

KITCHEN

8' 7" x 10' 4" (2.62m x 3.15m) two l-shaped worktops with a range of base cupboards and drawers; built in Beko oven; space and plumbing for washing machine and dishwasher; space for fridge freezer; bowl and a half sink with mixer tap; range of wall units including light and extractor; internal window into Conservatory; side door.

CONSERVATORY

18' 10" x 9' 6" (5.74m x 2.9m) brick base with windows overlooking rear garden; large sliding door to rear; further side door; wall lights.

FIRST FLOOR LANDING

side window; storage cupboard; airing cupboard; access to roof space.

BEDROOM 1

12' 2" x 9' 1" (3.71m x 2.77m) large fitted double wardrobe with sliding mirror fronted doors; window to front aspect.

BEDROOM 2

10' 6" x 9' 1" (3.2m x 2.77m) rear window; panel heater.

BEDROOM 3

7' 11" x 8' 9" (2.41m x 2.67m) fitted workstation comprising cupboards, drawers and shelving; window to rear aspect; panel heater.

SHOWER ROOM

vanity unit comprising wash hand basin with mixer tap and storage cupboards and drawers under; large walk in shower with mains fittings; wc with concealed push button cistern; part tiled walls; frosted window; overstairs storage cupboard; downlights.

OUTSIDE

To the front of the property there is a large double width driveway leading to a garage with personal door into the rear garden and a further side driveway with double iron gates providing further off road parking. Useful side storage area. To the rear there is an enclosed, low maintenance garden with artificial lawn, patio area, outside lights, shrubs and plants and pathway leading round to the front of the property.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 664000.

COUNCIL TAX

This property is currently listed as Band C.

