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**60 Primrose Way**  
Bradwell, Great Yarmouth, NR31 8RN

**£365,000 Freehold**  
EPC Rating C



Bycroft Estate Agents are delighted to offer this beautifully presented four bedroom detached family residence situated in this sought after Cornfields location close to shops, amenities and within walking distance to school for all ages. Accommodation comprises entrance hall, lounge, conservatory, dining room, kitchen, downstairs wc, landing, four bedrooms, family bathroom, front and rear gardens, driveway, detached single garage, gas central heating and double glazed windows.

**ENTRANCE HALL**

upvc front door; fixed side panel; stairs to first floor; radiator.

**CLOAKROOM**

wc; comer wash hand basin with mixer tap; frosted double glazed window; radiator; tiled flooring.

**LOUNGE**

17' 2" x 11' 8" (5.23m x 3.56m) side window; two radiators; brick fireplace with raised quarry tiled hearth; double doors through to:

**CONSERVATORY**

16' 0" x 13' 5" (4.88m x 4.09m) brick base conservatory with double glazed windows overlooking the rear garden; French doors out onto the patio; two radiators; ceiling fan light.

**DINING ROOM**

11' 4" x 9' 9" (3.45m x 2.97m) plus large square walk in bay window to front aspect; further side window; under stair storage cupboard; door through to:

**KITCHEN**

11' 9" x 10' 2" (3.58m x 3.1m) u-shaped worktop; range of base cupboards and drawers under; space for freestanding oven; space for upright fridge freezer; one bowl sink with mixer tap; further worktop/breakfast bar with space and plumbing for washing machine and dishwasher; range of wall units; including storage drawers; frosted glazed unit and cupboards; light and extractor; tiled flooring; radiator; window to rear aspect; upvc door out to the rear garden.

**FIRST FLOOR LANDING**

access to roof space; cupboard housing the gas Ideal combination boiler.

**BEDROOM 1**

12' 9" x 10' 5" (3.89m x 3.18m) plus built in storage cupboard; window to front aspect; radiator.

**BEDROOM 2**

12' 8" x 9' 9" (3.86m x 2.97m) plus built in storage cupboard; window to front aspect; radiator.

**BEDROOM 3**

9' 0" x 8' 6" max (2.74m x 2.59m) window to rear aspect; radiator.

**BEDROOM 4**

9' 1" x 7' 2" (2.77m x 2.18m) window to rear aspect; radiator.

**BATHROOM**

bath with mixer tap, shower attachment and shower screen; wc; pedestal wash hand basin with mixer tap; fully tiled walls; chrome heated towel rail; frosted double glazed window.

**OUTSIDE**

To the front and side of the property is a garden area mainly lawned with shrubs and plants, side driveway leading to the detached single garage with side pathway and gate to the rear. To the rear there is a well presented, good sized, fully enclosed rear garden with paved patio, shaped lawn, borders well stocked with shrubs, plants and flowers.

**COUNCIL TAX**

This property is currently listed as Band C.

**VIEWINGS**

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01 493 664000.

