



## 18 Styles Close

Bradwell, Great Yarmouth, NR31 8RJ

Offers In Excess Of £280,000



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A really spacious and extended four bedroom semi detached house sitting in the heart of Bradwell. The property has an entrance porch, fantastic spacious lounge, kitchen/dining room and conservatory. On the first floor there is a landing, four bedrooms and bathroom leading separately off. Gas central heating and sealed unit double glazing. Outside there is a driveway and garage to front and a rear garden. Carpets as fitted are included in the asking price.

### Entrance Porch

Entrance door.

### Lounge

20'8" x 19'6" (6.30 x 5.94)

Stairs rising to landing, double glazed window to front aspect, double glazed window to side aspect, two radiators, understairs cupboard.

### Kitchen/Dining Room

20'8" x 7'9" (6.30 x 2.36)

Base and wall mounted storage units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, gas cooker point.

### Conservatory

17'9" x 10'2" (5.41 x 3.10)

Brick base and sealed unit double glazing, double glazed French doors to rear garden.

### Landing

#### Bedroom 1

11'10" x 11'1" (3.61 x 3.38)

Walk in wardrobe, double glazed window to front aspect, radiator.

#### Bedroom 2

11'9" x 11'8" (3.58 x 3.56)

Double glazed window to front aspect, radiator.

#### Bedroom 3

10'0" x 9'5" (3.05 x 2.87)

Double glazed window to rear aspect, radiator.





#### Bedroom 4/Nursery

6'8" x 5'0" (2.03 x 1.52)

Double glazed window to side aspect, radiator.

#### Bathroom

8'6" x 8'5" (2.59 x 2.57)

Panel bath, shower in cubicle, pedestal hand wash basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, radiator.

#### Outside

To the front of the property there is a driveway and garage. To the rear of the property there is a lawned garden.

#### Tenure

Freehold.

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band B

#### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

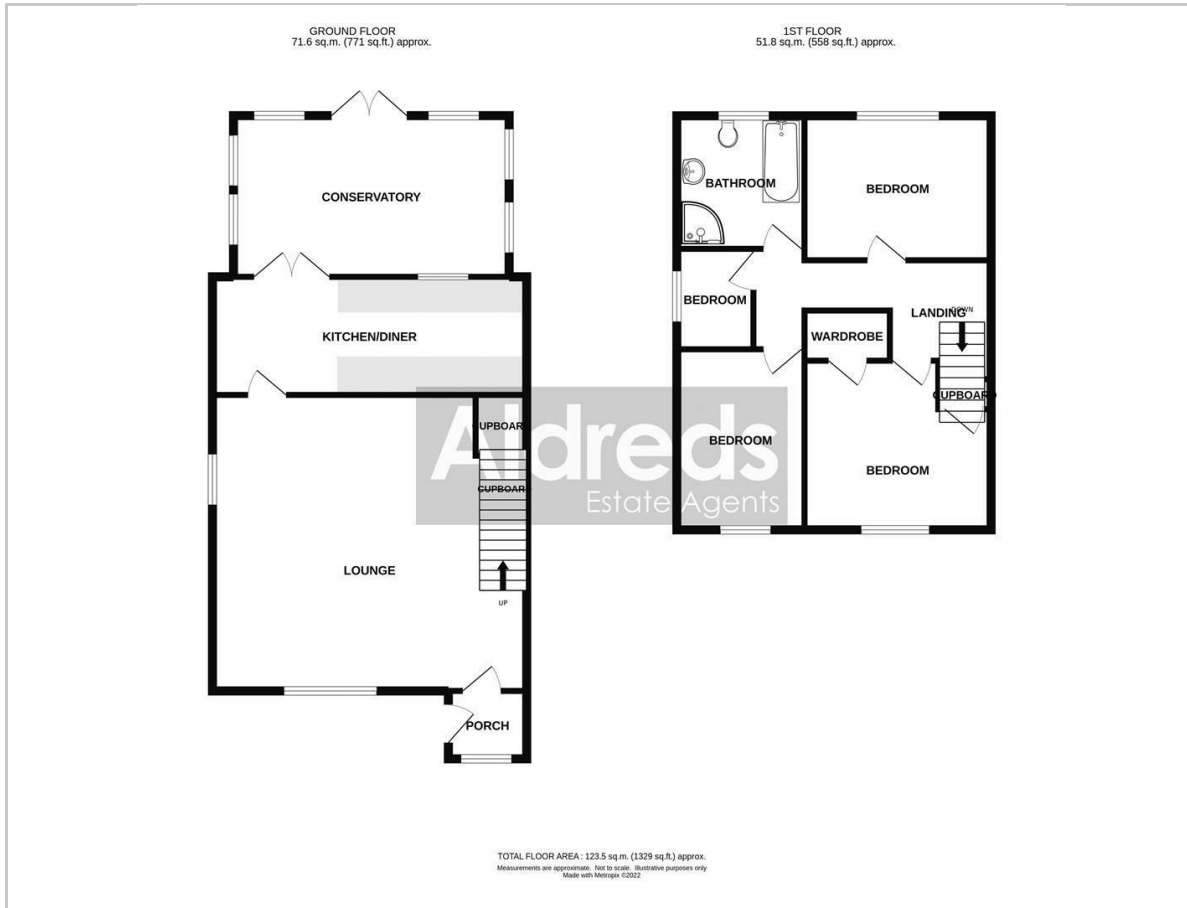
#### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the traffic light, turn left into Primrose Way, turn left into Clover Way, turn right into Styles Close where the property can be found down a close on the right hand side.

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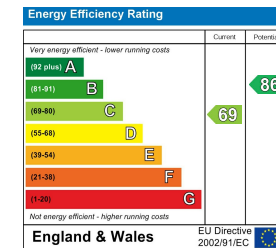
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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