

Aldreds
Estate Agents

10 Turner Close

Bradwell, Great Yarmouth, NR31 9RF

GUIDE PRICE £440,000 - £460,000



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**** GUIDE PRICE £440,000 - £460,000 **** This 4 bedroom detached family home is pleasantly positioned at the end of the cul-de-sac with a large rear garden and a lovely view to the rear. The property offers exceptionally well presented accommodation and benefits from gas central heating and hard wood double glazed windows. There is potential to convert part or all of the double garage to provide additional accommodation.

Entrance Hall

Hardwood double glazed entrance door with double glazed side panels. Wood effect laminate floor. Radiator. Low door to a built-in under stairs storage cupboard. Staircase to first landing.

Cloakroom

5'9" x 2'11" (1.75m x 0.89m)

White WC and suspended hand wash basin with tiled splashback. Wood effect laminate floor.

Lounge

15'5" x 14'0" (4.70m x 4.27m)

Two radiators. Television and telephone points. Double glazed window to front aspect. Hardwood double glazed doors leading out to the rear garden.

Dining Room

11'6" x 9'3" (3.51m x 2.82m)

Wood effect laminate floor. Radiator. Double glazed window to side.

Kitchen/Breakfast Room

17'11" x 12'2" max, 6'10" min (5.46m x 3.71m max, 2.08m min)

Work tops with cupboards and drawers below and an inset one and a half bowl sink with mixer tap and hose attachment. Tiled splashbacks. Matching wall cupboard and tall cupboard with a wall-mounted gas fired boiler. Tall unit with a built-in fan assisted oven and grill and an integrated combination microwave oven above with cupboards above and below. Four ring electric hob with an extractor above. Integrated washing machine. Tall storage cupboards and space for an American style fridge/freezer. Wood effect laminate floor. Vintage column radiator. Inset ceiling spotlights. Double glazed windows to side and rear aspects. Hardwood stable type door with double glazed panel to the rear garden.

Landing

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Loft access hatch. Double glazed window to front aspect.

Bedroom 1

14'2" x 8'10" (4.32m x 2.69m)

Wood effect laminate floor. Radiator. Double glazed window to rear aspect.





En-suite Shower Room

6'11" x 5'7" (2.11m x 1.70m)

Fully tiled walls and a large corner shower cubicle with an electric shower unit. White WC and bowl wash basin with waterfall tap. Wood effect laminate floor. Chrome tile radiator. Extractor. Double glazed window to rear.

Bedroom 2

12'0" max x 9'11" max (3.66m max x 3.02m max)

Wood effect laminate floor. Radiator. Double glazed window to rear aspect.

Bedroom 3

11'6" x 6'6" plus door recess (3.51m x 1.98m plus door recess)

Wood effect laminate floor. Radiator. Double glazed window to side aspect.

Bedroom 4

11'2" x 6'3" (3.40m x 1.91m)

Wood effect laminate floor. Radiator. Double glazed window to front aspect.

Family Bathroom

8'0" x 5'6" (2.44m x 1.68m)

Fully tiled walls and a white suite comprising, panelled bath, pedestal wash basin and WC. Wood effect laminate floor. Chrome towel radiator. Double glazed window to side.

Outside

The driveway provides parking and turning space and leads to an adjoining double garage measuring 5.18m wide x 5.16m deep (17'0" x 16'11") with a remote controlled up-and-over door, light and power, overhead storage space. The rear garden is laid predominantly to lawn with shingled pathways and seating area. There is a further area of garden beyond a flint wall which is shingled with a lawned area and paved patio areas. There is also a summer house.

Tenure

Freehold

Services

Mains gas, water, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band D

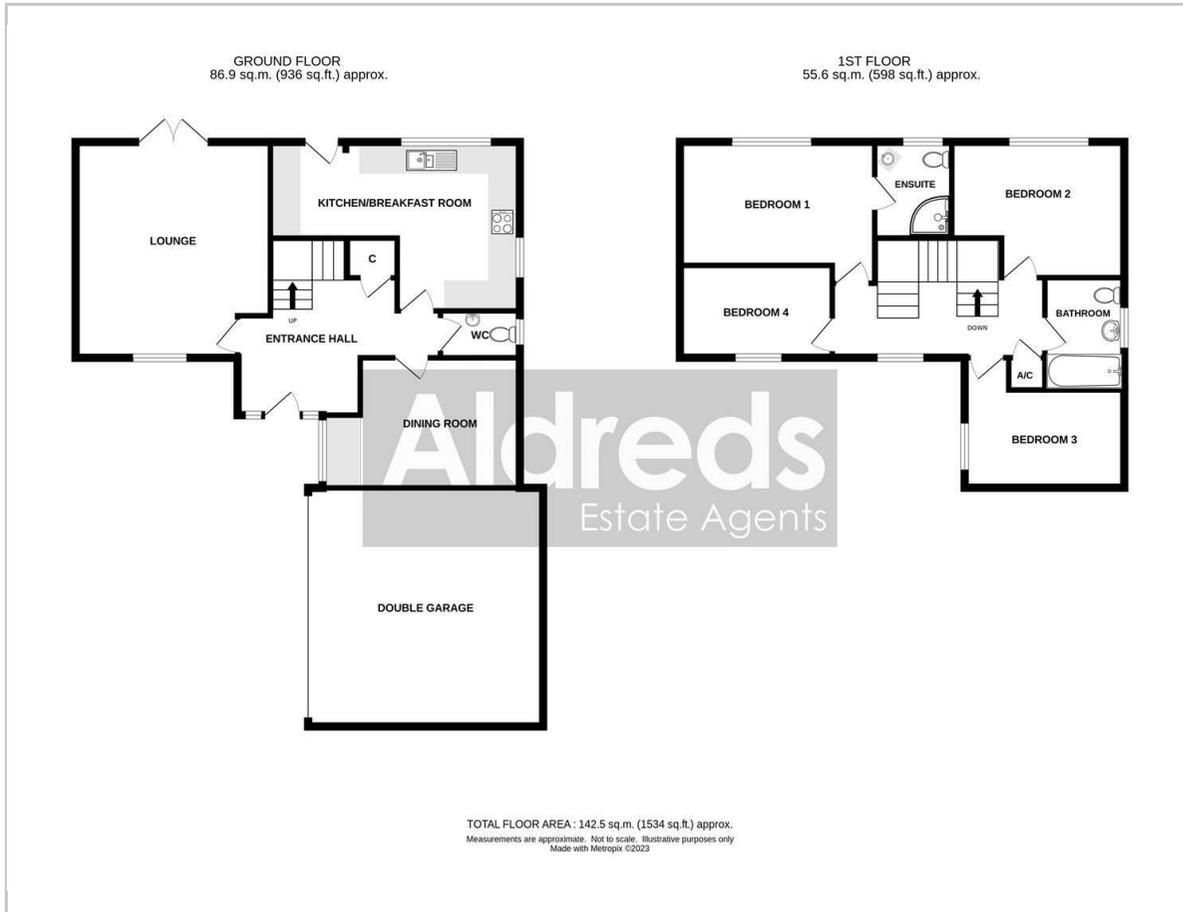
Location

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 * Dental surgery* Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

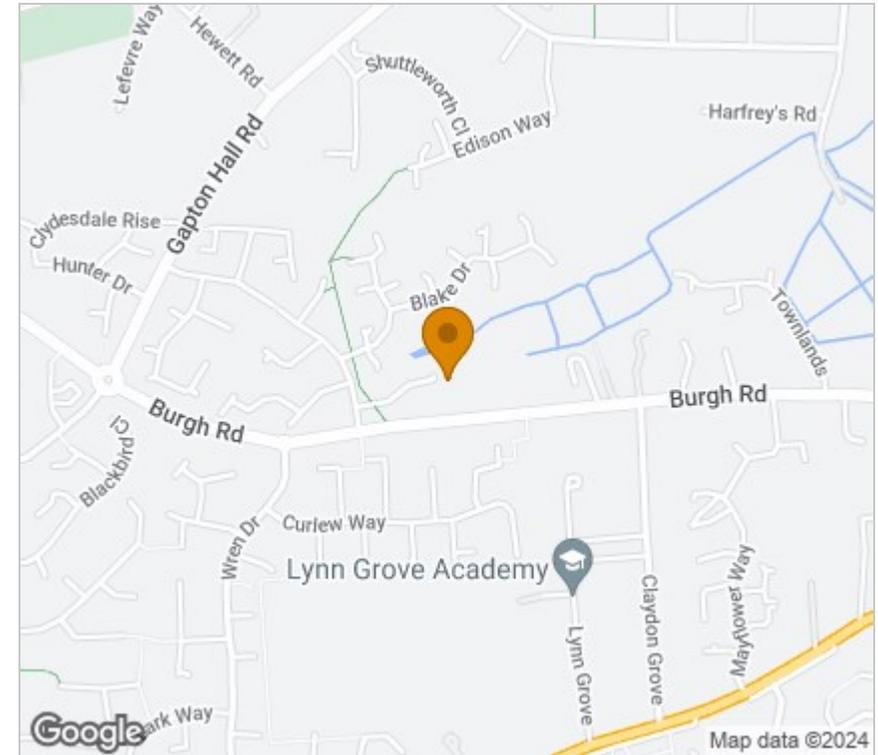
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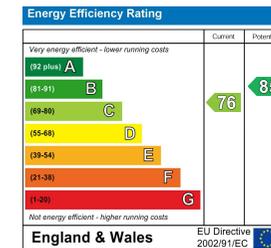
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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