



33 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Price Guide £260,000 - £270,000



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**** GUIDE £260,000 - £270,000 **** An extended and modernised, end of terrace house situated in a quiet cul-de-sac and within easy walking distance of a bus stop and various local amenities. The property benefits from an open plan kitchen-dining room with separate lounge. There are toilet facilities upstairs and downstairs. The property has gas central heating and UPVC double glazing throughout. There is a larger than average, south west facing, rear garden with a brick built workshop/office. A long driveway leads to a garage.

Side Entrance Hall

Composite entrance door with double glazed panel and double glazed side panel. Radiator. Wall mounted gas fired boiler. Loft access hatch. Inset ceiling spotlights.

Lounge

16'0" x 10'9" + 5'1" x 4'8" (4.88m x 3.28m + 1.55m x 1.42m)

Vaulted ceiling with remote controlled electric Velux skylight window. Two radiators. Cable television point. UPVC double glazed doors to the rear garden.

Wet Room

7'8" x 5'2" (2.34m x 1.57m)

Fully tiled walls and a shower area with a mixer shower and drainer floor. White WC and wash basin with cupboard below. Chrome towel radiator. Inset ceiling spotlights.

Kitchen

14'7" x 8'4" (4.45m x 2.54m)

Wood effect worktops with cupboards and drawers below. Inset one and a half bowl single drainer sink with mixer tap. Matching upstands. Matching wall cupboards and tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Stainless steel 4 burner gas hob with a stainless steel splashback and a stainless steel extractor above. Integrated dishwasher. Built-in wine rack. Radiator. Smooth plaster ceiling with inset spotlights.

Utility Room

8'2" x 6'7" (2.49m x 2.01m)

Worktop and utility space below with plumbing for washing machine. Space for tumble dryer. Fitted wall cupboard. Radiator. Space for fridge/freezer. Built-in shelved pantry cupboard. Coving. Smooth plaster ceiling. UPVC door with double glazed panels and double glazed side panel to the garden.

Dining Room

12'0" x 11'4" max (3.66m x 3.45m max)

Radiator. Low door to a built-in under stairs storage cupboard. Smooth plaster ceiling.

Front Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Stairs to first floor landing. Coving and smooth plaster ceiling with inset spotlights.

Landing

Built-in airing cupboard with hot water cylinder. Loft access hatch. UPVC double glazed window to side.





Bedroom 1

11'5" x 9'9" (3.48m x 2.97m)

Radiator. Built-in over stairs wardrobe/storage cupboard. Coved and textured ceiling.

Bedroom 2

10'8" x 8'0" (3.25m x 2.44m)

Radiator. Coved and textured ceiling.

Bathroom

6'3" x 5'4" (1.91m x 1.63m)

Fully tiled walls and a white suite comprising panelled bath with a mixer shower above. Shower screen. Wash basin with cupboard below. WC. Radiator. Extractor.

Outside

A long driveway leads to a garage 5.31m x 2.72m (17'5" x 8'11") with up-and-over door, light and power, overhead storage cupboard. Adjoining the garage is a cavity brick/block workshop/home office measuring 4.83m x 3.48m (15'10" x 11'5") with light and power. The rear garden is laid predominantly to lawn with established shrubs, a vegetable patch.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B. Please note that there is an Improvement Indicator logged against this property. If a property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

Energy Performance Certificate (EPC)

EPC rating: C (70), potential rating: B (83)

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.

Ref: G18000/02/24



Floor Plan



Viewing

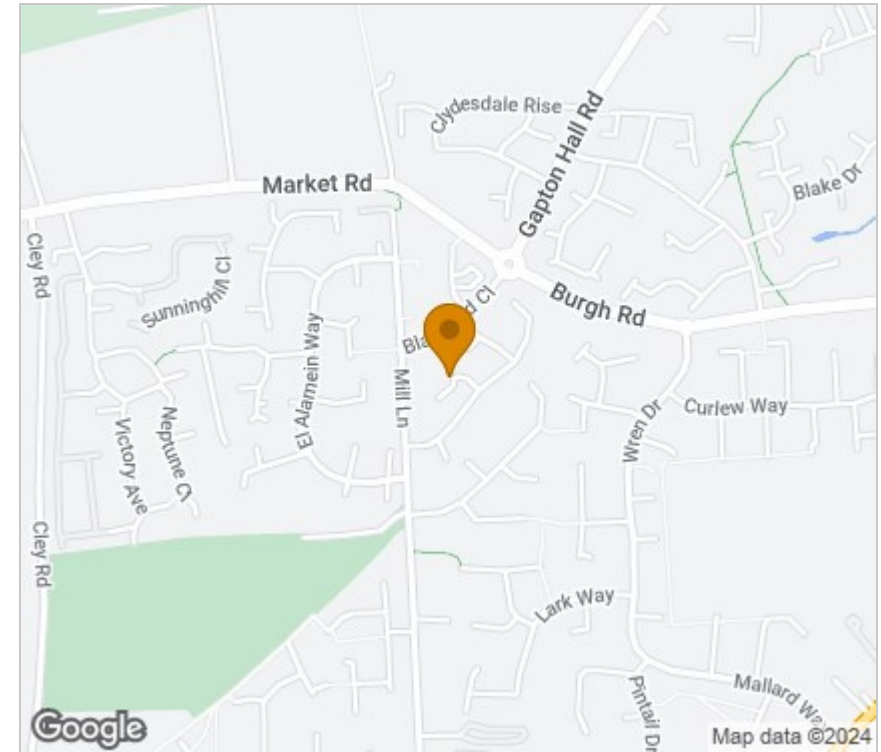
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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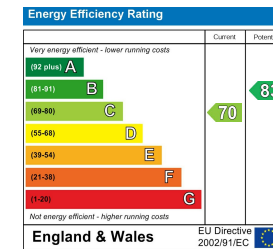
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Area Map



Energy Efficiency Graph



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