

Aldreds
Estate Agents



9 Lumsden Close, Bradwell, Great Yarmouth, NR31 8TB

£390,000





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- Well Presented
- Four Bedrooms
- Bathroom
- Cloakroom
- Garage
- Detached House
- Ensuite
- Conservatory
- Gardens
- Gas Central Heating

An immaculately presented detached house built by well respected local builders Badger Homes. This stylish family home has been further enhanced throughout with a tasteful choice of decor and benefits from a modern living space comprising of an entrance hall leading in to a lounge opening through to a dining room and beyond to a superb conservatory, quality Wren fitted kitchen with built in appliances and ground floor cloakroom. On the first floor a landing services four good size bedrooms one of which has an en-suite shower room with also a separate family bathroom. Outside there are low maintenance artificial lawned gardens with a south/westerly facing aspect to the rear. This superb family home needs to be viewed to be fully appreciated.



Entrance Hall

Part double glazed composite entrance door, shoe and coat cupboard, understairs cupboard, stairs rising to landing, attractive wood effect Karndean style flooring, radiator, doors leading off to:

Cloakroom

Low level WC, pedestal hand wash basin, part tiled walls, opaque double glazed window to side aspect, radiator.

Lounge 18'2" x 11'1" (5.56 x 3.4)

Double glazed window to front aspect, fitted storage unit with central wall mount tv point, attractive wood effect Karndean style flooring, two radiators, open access to:

Dining Room 11'1" x 9'6" (3.4 x 2.9)

Attractive wood effect Karndean style flooring, fitted storage unit with central wall mount tv point, radiator, open plan to:-





Conservatory 9'8" x 9'8" (2.95 x 2.95)

Brick base and sealed unit double glazed construction with tinted glazed roof over, double glazed French doors to side, radiator, wood effect Karndean style flooring.

Kitchen/Breakfast Room 14'7" x 9'3" (4.45 x 2.82)

Fitted with a quality white wood grain shaker style Wren kitchen with wall and matching base units with work surfaces over, built in Neff electric double oven with Neff five ring gas hob over, glass splashback, housing for a microwave, integrated dishwasher and washing machine, fitted breakfast bar, wood effect Karndean style flooring, part double glazed composite door to side, double glazed window to rear aspect, inset ceiling spot lights, part tiled walls with attractive tiling. built in storage cupboard.

First Floor Landing

Large airing cupboard, double glazed window to side aspect, radiator, doors leading off to:

Master Bedroom 11'5" x 11'5" (3.48 x 3.48)

Double glazed window to front aspect, wardrobe cupboards, radiator, door to:-

Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout turn third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left, as the road bends to the left turn right into Mill Lane, turn left into El Alamein Way, take the second close on the left, continue into Lumsden Close where the property can be found on the left hand side.



Ensuite Shower Room

Shower in tiled cubicle, hand wash basin, low level WC, heated towel rail, part tiled walls, opaque double glazed window to side aspect.

Bedroom 2 11'3" x 8'3" (3.43 x 2.54)

Hand made fitted single bunk beds, built in wardrobe, double glazed window rear aspect, radiator.

Bedroom 3 9'4" x 7'8" (2.87 x 2.36)

Double glazed window to front aspect, hand made fitted single bed and storage, radiator.

Bedroom 4 8'2" x 7'8" (2.51 x 2.36)

Double glazed window to rear aspect, radiator, fitted wall unit.

Bathroom 8'7" x 6'3" (2.62 x 1.93)

White suite comprising panel bath with mixer tap, hand wash basin in vanity unit, bidet, opaque double glazed window to side aspect, heated towel rail, part tiled walls, low level WC.

Agents Note

The handmade beds, storage and display units have all been designed so they can easily be removed if required.

Outside

To the front of the property there is a driveway leading to garage which has an electric roller door and benefits from power and light. To the front the garden is laid with artificial grass with bushes, shrubs and plants bordering. To the rear of the property there is a sun trap garden which faces a south/westerly aspect and is laid with a paved patio and artificial lawned garden.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band D

EPC

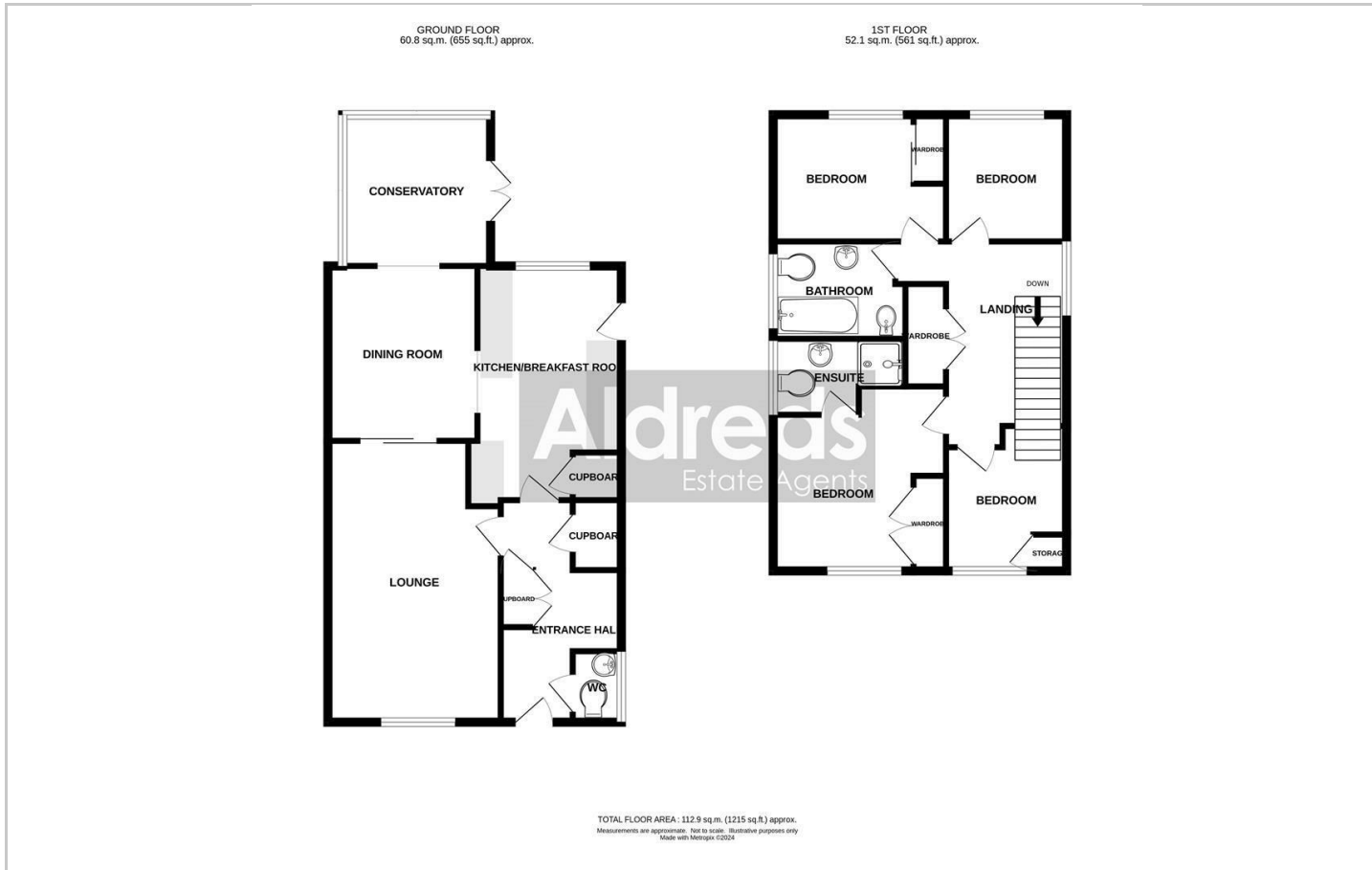
C rating 77

Location

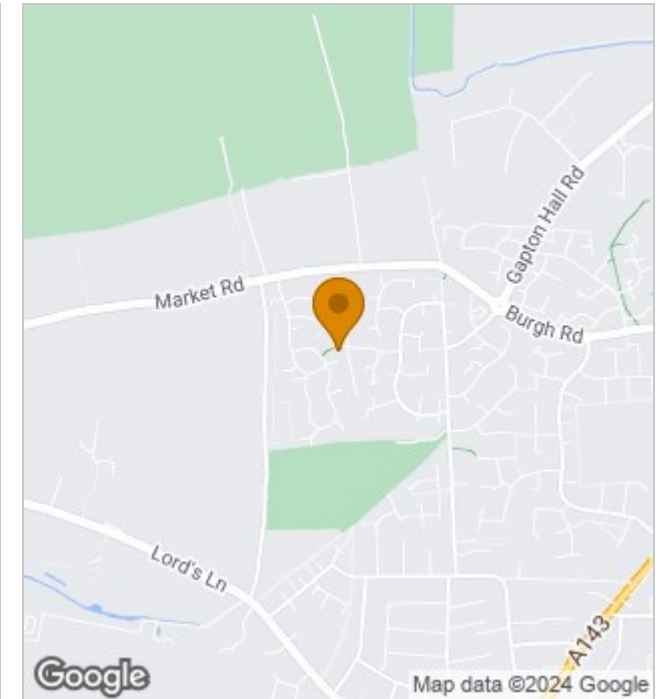
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

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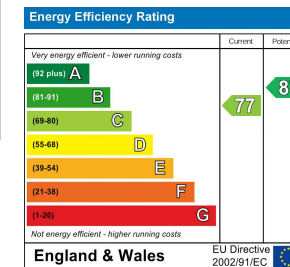
Floor Plans



Location Map



Energy Performance 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.

Disclaimer

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