

Aldreds
Estate Agents



19 Royal Sovereign Crescent

Bradwell, Great Yarmouth, NR31 9GE

£400,000



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'A' RATING EPC!!! Benefitting from a range of owned solar panels, a conservatory and double garage, Aldreds are delighted to offer this well presented, Norfolk Homes built four bedroom house. The ground floor has an entrance hall, lounge, conservatory, kitchen/diner, utility room and a cloakroom. On the first floor there is a landing, master bedroom with ensuite shower room, three further bedrooms and a family shower room. Gas underfloor heating on ground floor and gas central heating via radiators on first floor, gardens to front side & rear. Majority Karndean, LVT and tiled floors. The property is linked on the first floor to the neighbours.

Entrance Hall

Under stair cupboard, door to front, stairs to landing, Karndean flooring.

Lounge

22'5" x 10'10" (6.84 x 3.32)

Double glazed window to front aspect, double glazed window to side aspect, Karndean flooring, double glazed French doors to

Conservatory

10'2" x 10'2" (3.1 x 3.1)

Brick based with double glazing, double glazed French doors to garden, tiled floor

Kitchen/Diner

22'4" x 11'1" (6.83 x 3.4)

Base & wall units with worktops, double glazed window to front aspect, two double glazed window to side aspect, integrated fridge, integrated dishwasher, electric hob, electric oven, inset ceilings lights, tiled floor, part tiled walls, tiled floor

Utility Room

6'0" x 5'8" (1.83 x 1.74)

Door to rear, plumbing for washing machine, part tiled walls, sink with drainer, tiled floor.

Cloakroom

Low level WC, hand basin, tiled floor.

Landing

Loft access, storage cupboard with wall mounted gas boiler and pressurised water tank both new January 2024, Karndean flooring

Master Bedroom

11'1" x 11'1" plus recess (3.4 x 3.4 plus recess)

Built in wardrobes with glass fronted doors, double glazed window to front aspect, radiator, LVT flooring, door to

Ensuite Shower Room

Shower in cubicle, hand basin, low level WC, heated towel rail, opaque double glazed window to front aspect, inset ceiling lights, fitted carpet.





Bedroom 2

11'3" x 11'3" (3.45 x 3.45)

Built in wardrobes with glass fronted doors, double glazed window to front aspect, radiator, LVT flooring.

Bedroom 3

12'9" x 10'0" (3.89 x 3.07)

Built in wardrobes with glass fronted doors, two double glazed windows to side aspect, radiator, laminate flooring.

Bedroom 4

8'11" x 8'11" (2.73 x 2.72)

Built in wardrobes with glass fronted doors, double glazed windows to side aspect, radiator, LVT flooring

Shower Room

Shower in large cubicle, his & hers hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, heated towel rail, laminate flooring.

Outside

Shingle garden to front, pathway to front door. To the side & rear there is a paved and astro turf garden with pond, greenhouse, timber shed. Driveway to double garage, the double garage has twin up & over doors and benefits from power & light.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band E

EPC

A Rating - 92

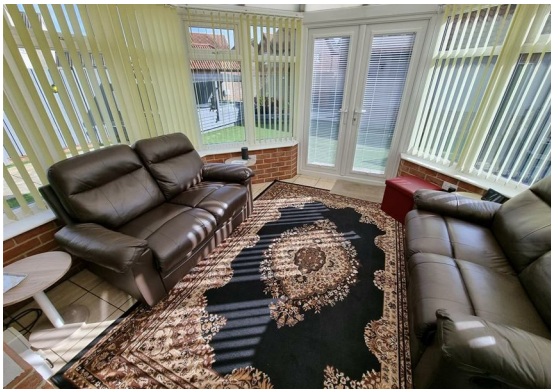
Location

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.

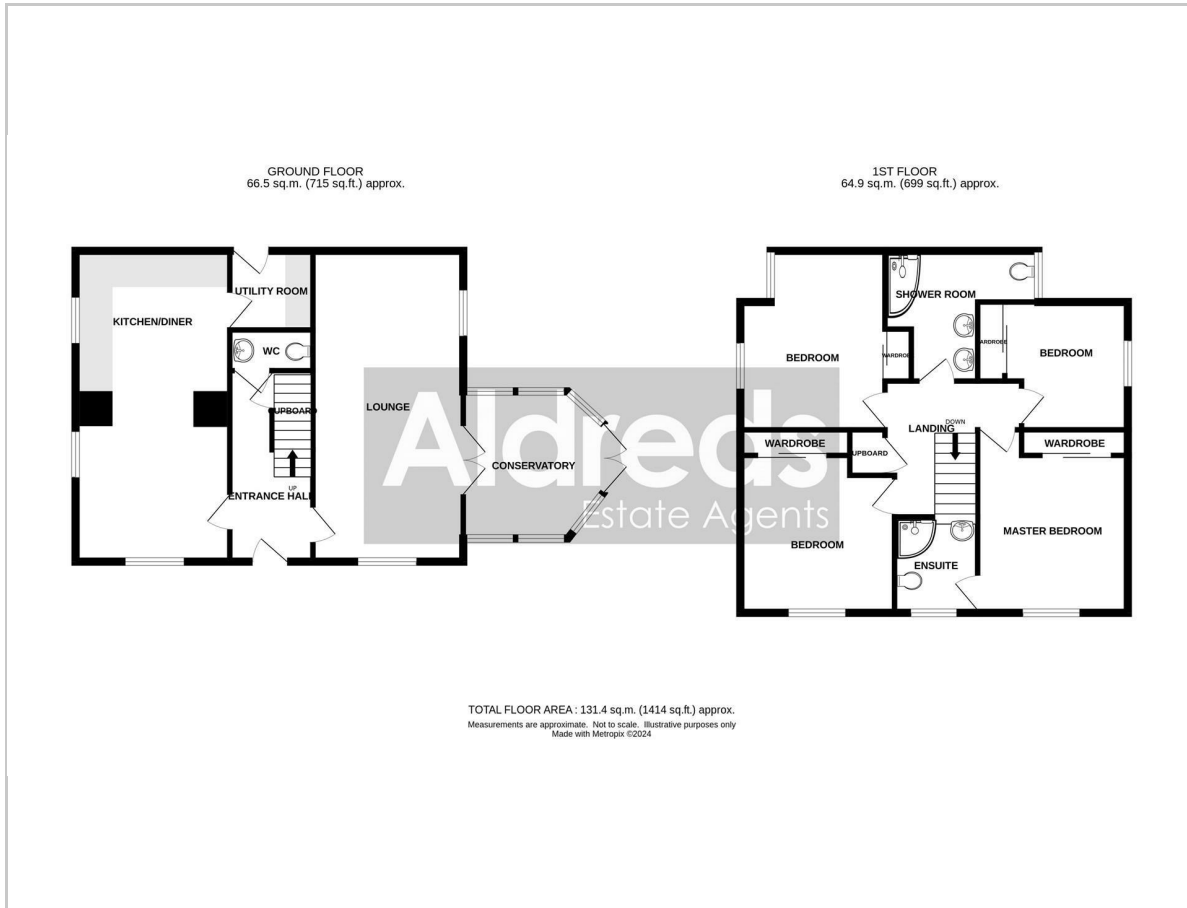
Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over mini roundabout and over the next roundabout into Market Road, turn left into Victory Avenue, turn left into Royal Sovereign Crescent where the property can be found on the left hand side.

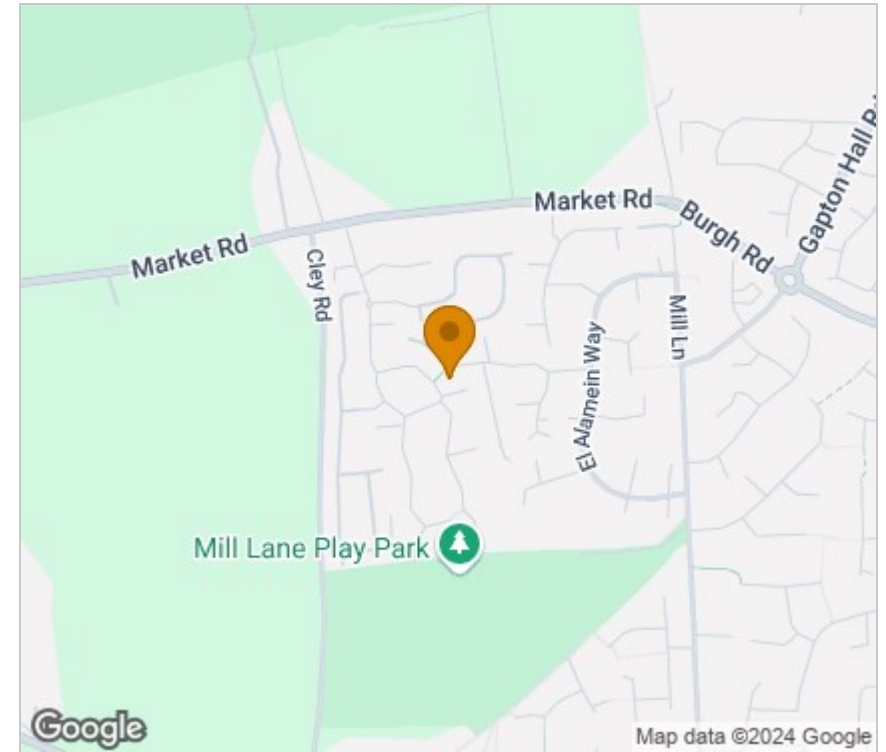
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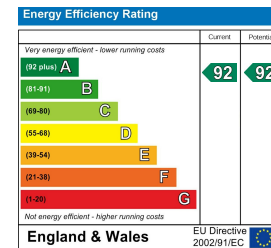
Floor Plan



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.

Disclaimer

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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA