

Aldreds
Estate Agents



4 Primrose Way

Bradwell, Great Yarmouth, NR31 8RN

£390,000



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A very well presented and extended four bedroom detached house sitting in this popular Bradwell location. On the ground floor there is an entrance hall, large lounge, extended sitting room/dining room, extended kitchen/diner and a cloakroom. The first floor offers four bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Driveway with ample parking leading to larger than average garage. Well kept rear garden.

Entrance Hall

Double glazed window to front aspect, stairs rising to landing, radiator.

Lounge

21'1" x 12'4" (6.43 x 3.77)

Double glazed window to front aspect, double glazed French doors to rear garden, two radiators.

Sitting Room/Dining Room

21'2" x 9'1" (6.46 x 2.78)

Double glazed French doors to rear garden, double glazed window to side aspect, two radiators.

Kitchen/Diner

21'1" 9'8" (6.43 2.96)

Base & wall mounted units with worktops, double glazed window to side aspect, double glazed window rear aspect, door to garden, two sinks with mixer taps, plumbing for dishwasher, gas hob, electric oven.

Cloakroom

Low level WC, hand basin

Landing

Loft access, double glazed window to front aspect, radiator.

Bedroom 1

12'2" x 10'2" plus wardrobe space (3.73 x 3.11 plus wardrobe space)

Built in wardrobes, double glazed window to rear aspect, radiator.

Bedroom 2

12'2" x 9'10" (3.73 x 3)

Double glazed window to rear aspect, radiator.

Bedroom 3

12'2" x 9'2" (3.73 x 2.8)

Double glazed window to rear aspect, radiator.





Bedroom 4

12'4" max 9'1" min x 8'5" max 5'1" min (3.78 max 2.78 min x 2.58 max 1.55 min)

Double glazed window to front aspect, radiator.

Bathroom

8'5" x 6'6" (2.58 x 2)

Part tiled walls, panel bath, his & hers hand basin, low level WC, part tiled walls, opaque double glazed window to front aspect, heated towel rail.

Outside

To the front of the property there is a lawned garden with bushes & shrubs, driveway leading to larger than average garage to rear (6.4 x 3.7) with up & over door, power & light. To the rear there is a paved patio, lawned garden, brick weave patio.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band E

EPC

C rating - 73

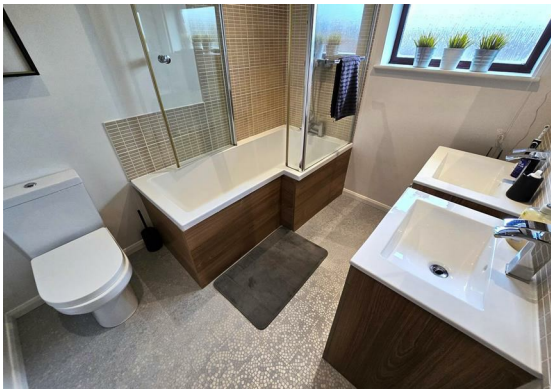
Location

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.

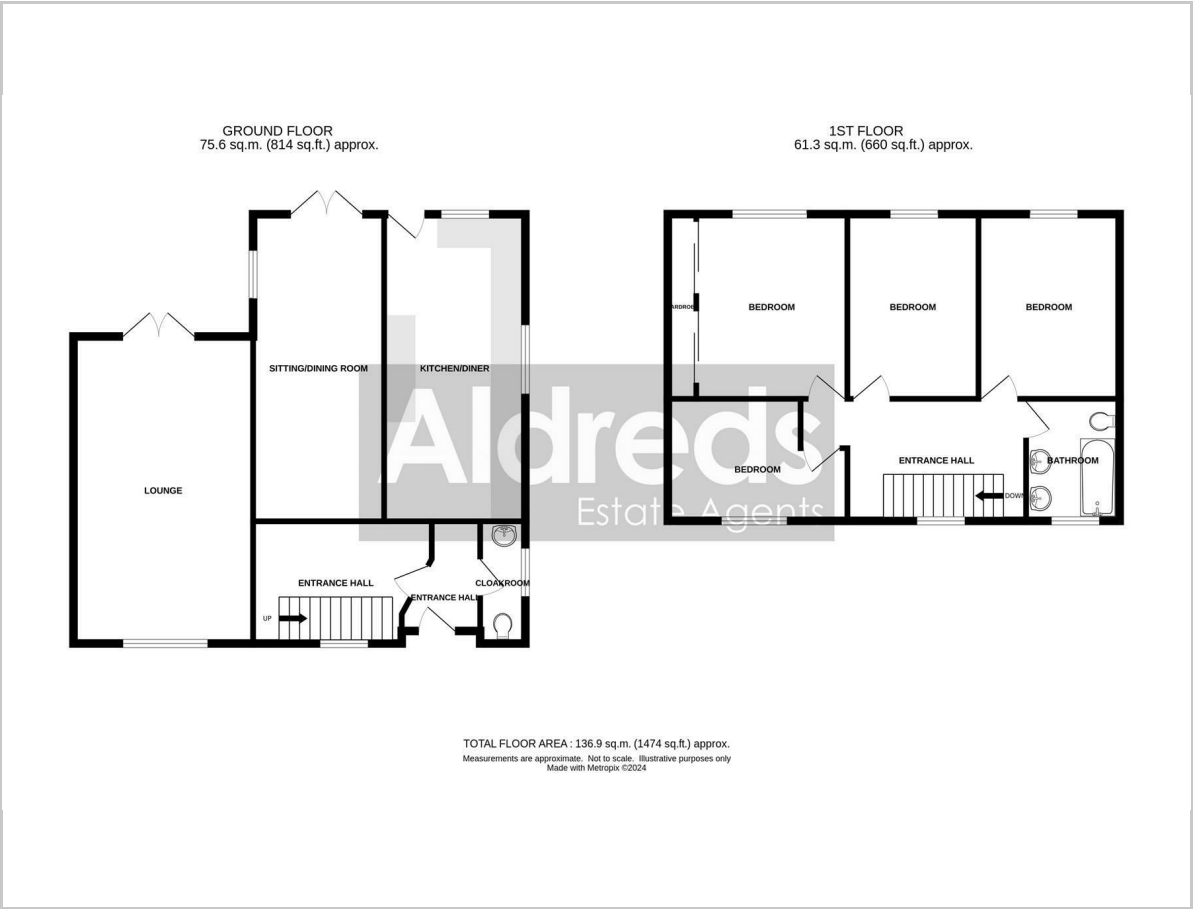
Directions

From our Gorleston office head south along the High Street, turn right in to Church Lane, continue over the roundabout and traffic lights on the Crab Lane, at the T junction turn left on to Beccles Road, continue over the traffic lights turning left in to Primrose Way.

Ref G18072/05/24



Floor Plan

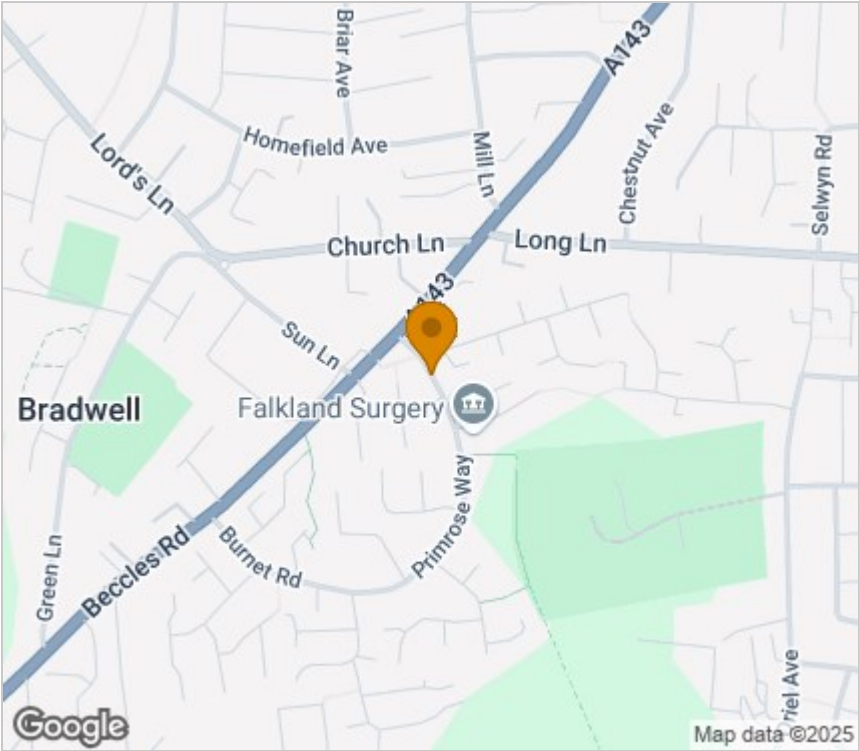


Viewing

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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Area Map



Energy Efficiency Graph

