



Aldreds

Estate Agents

121 El Alamein Way, Bradwell, NR31 8SX

£270,000



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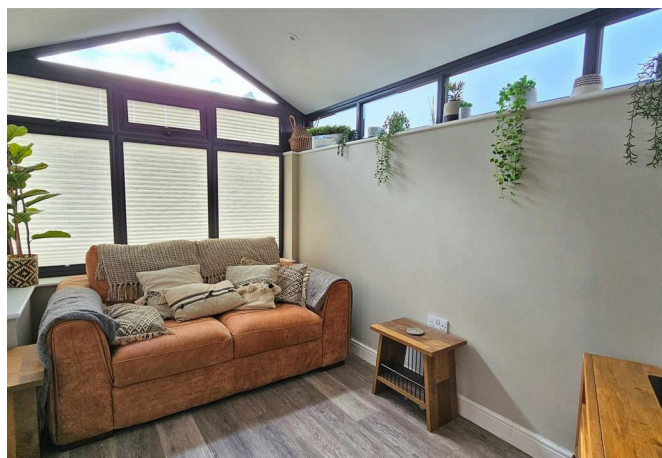
121 El Alamein Way

Bradwell, NR31 8SX

- Stunning, extended 3 bedroom semi-detached house in Bradwell
- Kitchen with integrated appliances fitted 2023
- Sun room newly renovated in 2023
- Hive central heating
- Quiet cul-de-sac location
- Karndean LVT flooring throughout ground floor fitted 2023
- New combi boiler installed November 2023
- Shower room and cloakroom updated 2022
- Single garage with driveway for 3 vehicles
- Convenient amenities and transport links nearby

Welcome to this stunning, extended 3-bedroom semi-detached home, perfectly situated in a sought after Bradwell cul-de-sac. This property has been meticulously upgraded, offering contemporary comfort and a move-in ready experience. The ground floor features stylish Karndean LVT flooring (2023), leading to a modern kitchen with integrated appliances (2023). Enjoy year-round comfort with a modern combi boiler (Nov 2023) and Hive central heating.

A highlight is the newly renovated sun room (2023), providing an ideal extra living space. Outside, find a single garage and a spacious driveway for 3 vehicles, with an easy maintenance rear garden with storage shed and summer house. Located for convenience, with easy access to local amenities and transport links. This is a must-see!



£270,000



Entrance hall

Karndean LVT floor, double glazed door to side, double glazed window to side, access to downstairs WC, stairs to first floor.

Cloakroom

Karndean LVT floor, WC, basin, double glazed window to front.

Lounge 12'9" x 13'1" (3.9m x 4.0m)

Karndean LVT floor, radiator, double glazed window to front, cupboard under stairs, open walkway way through to kitchen.

Kitchen 16'0" x 7'10" (4.9m x 2.4m)

Karndean floor, compact laminate counter tops with under counter and wall mounted storage cupboards, slow closing cupboard doors, integrated fridge freezer, dishwasher, washing machine and sink and draining board. Free standing "Range Master Kitchener 90" oven and hob with extractor fan above. Double glazed window to rear, radiator, opening through to sun room.



Directions

From the Gorleston office head north along the High Street, continue in to High Road, at the traffic lights turn left on to Beccles Road, at the roundabout take the third entrance in to Burgh Road, continue over the mini roundabout, at the next roundabout turn left and continue in to Mill Lane, turn right in to El Alamein Way.

Sun room 7'2" x 10'9" (2.2m x 3.3m)

Karndean LVT floor, double glazed windows to rear and sides, double glazed French doors to side.

Landing

Carpet floor, double glazed window to side, access to shower room, 3 bedrooms, airing cupboard.

Bedroom 1 8'6" x 10'2" (2.6m x 3.1m)

Carpet floor, built in wardrobe, double glazed window to front, radiator.

Bedroom 2 9'6" x 8'6" (2.9 x 2.6)

Carpet floor, radiator, built in wardrobe, wall to wall free standing wardrobes, double glazed window to rear.

Bedroom 3 7'2" x 6'10" (2.2m x 2.1m)

Carpet floor, double glazed window to front, radiator, loft access via hatch.

Shower room 6'2" x 5'6" (1.9m x 1.7m)

WC, basin with vanity unit, plumbed shower with rain forest shower head, double glazed window to rear, heated towel rail, laminate floor.



Outside front

Grass lawn with concrete path leading to front door, concrete driveway leading around the side to the single garage.

Outside Rear

Concrete patio, grass lawn area, concrete sitting area, timber built shed and summer house, timber fence boundaries, access to garage, external power point.

Tenure

Freehold

Services

Mains electric, gas, water, drainage.

Council Tax

Great Yarmouth Borough Council - Band C

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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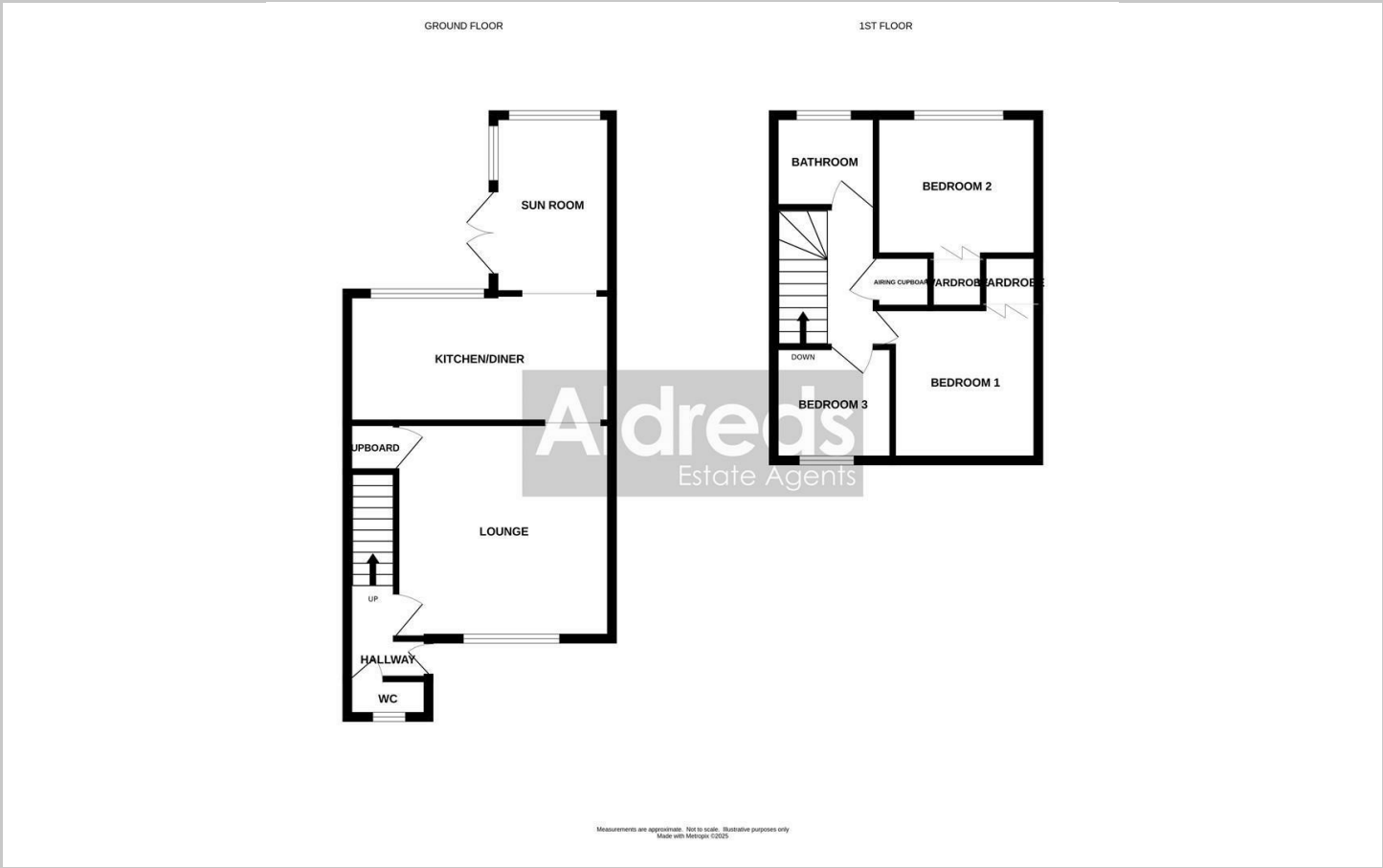
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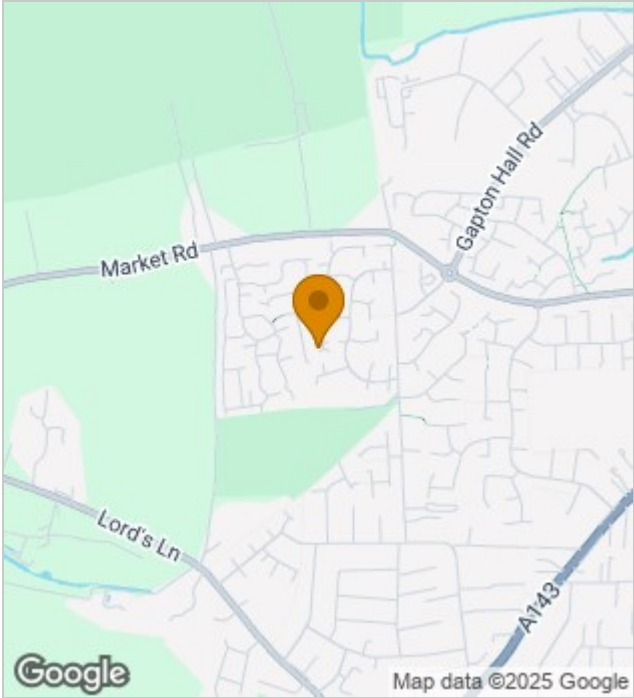
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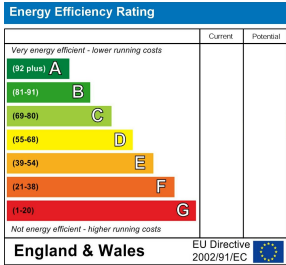
Floor Plans



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.

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