

Aldreds
Estate Agents



12a Fulmar Close

Bradwell, Great Yarmouth, NR31 8JG

Guide Price £530,000 - £550,000



12a Fulmar Close

Bradwell, Great Yarmouth, NR31

** Guide Price £530,000 - £550,000 ** Sitting in a fantastic large plot of approx. 0.21 of an acre (stms) in this popular Bradwell location, we are delighted to offer this spacious, modern executive four bedroom detached house. The ground floor offers an entrance hall, two reception rooms, conservatory, kitchen, utility room/breakfast room and a cloakroom. On the first floor there is a master suite with dressing room & ensuite, three bedrooms and a bathroom. Gas central heating and double glazing. Large driveway leading to garage. To the rear there is a larger than average rear garden

Entrance Hall

Under stair cupboard, door to front, radiator

Cloakroom

Low level WC, hand basin, radiator

Lounge

18'5" x 12'4" (5.63 x 3.78)

Double glazed window to front aspect, Two radiators

Dining Room

12'10" x 9'10" (3.93 x 3)

Radiator, double glazed doors to

Conservatory

12'1" x 9'10" (3.7 x 3)

Brick based with double glazing, doors to garden, radiator

Kitchen

12'9" x 10'3" (3.91 x 3.13)

Base & wall units with worktops, double glazed window to rear aspect, radiator, sink with drainer, inset ceiling lights, electric cooker point,

Utility Room/Breakfast Room

10'2" x 8'11" (3.11 x 2.72)

Door to garden, double glazed window to rear aspect, radiator, plumbing for washing machine and dishwasher, wall mounted gas boiler

Landing

Loft access, airing cupboard, radiator

Master Bedroom Suite

Bedroom Area

12'4" x 12'0" (3.78 x 3.68)

Double glazed window to front aspect, radiator

Dressing Room Area

10'2" x 8'3" (3.12 x 2.52)

Built in wardrobes, radiator





Ensuite

Shower in cubicle, low level WC, hand basin

Bedroom 2

12'7" x 10'3" (3.86 x 3.13)

Double glazed window to front aspect, radiator

Bedroom 3

10'11" x 10'1" (3.34 x 3.09)

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

Bedroom 4

13'3" x 7'8" (4.04 x 2.34)

Double glazed window to rear aspect, radiator

Bathroom

7'8" x 7'1" (2.34 x 2.18)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

Outside

To the front there is a shingle driveway leading to garage (5.27m x 3.04m). To the rear there is a very large garden which is mainly laid to lawn with bushes & shrubs

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band E

Location

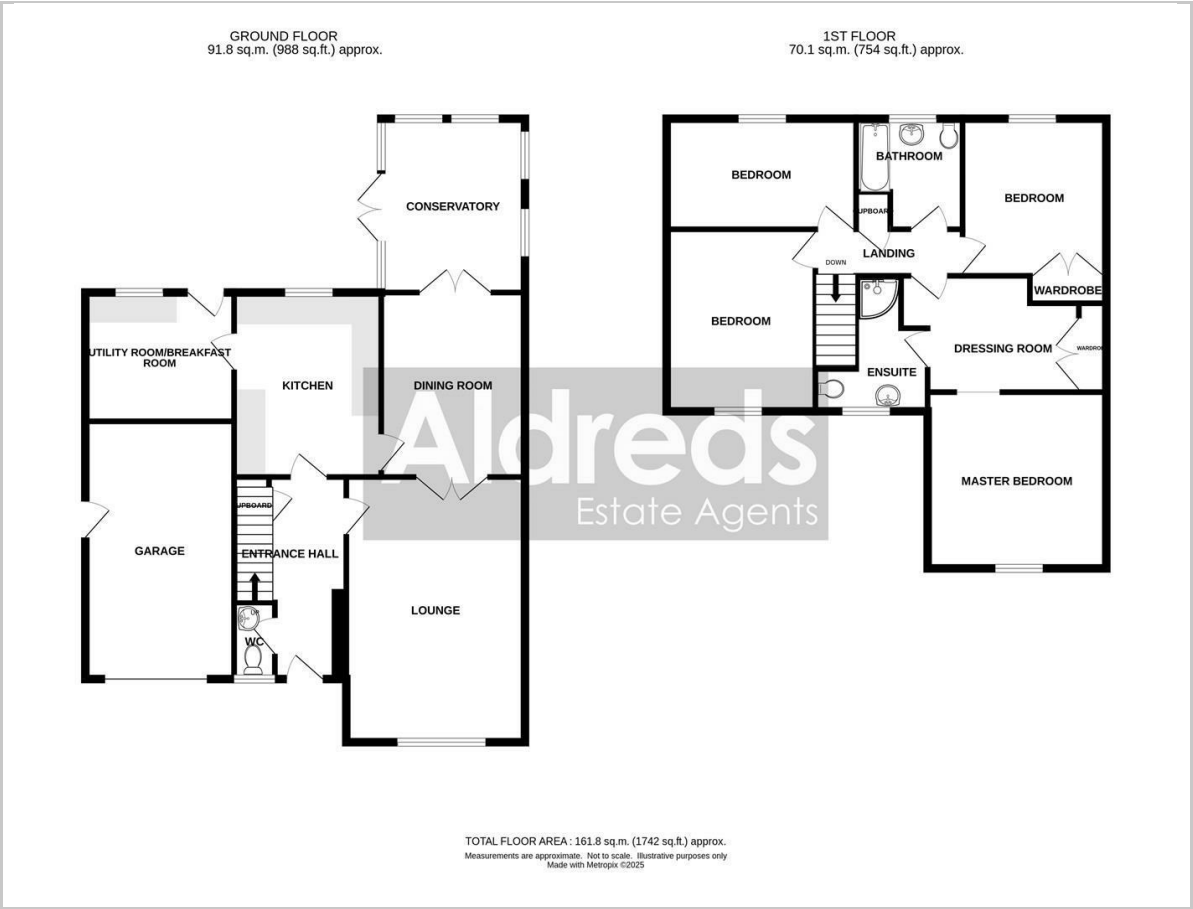
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

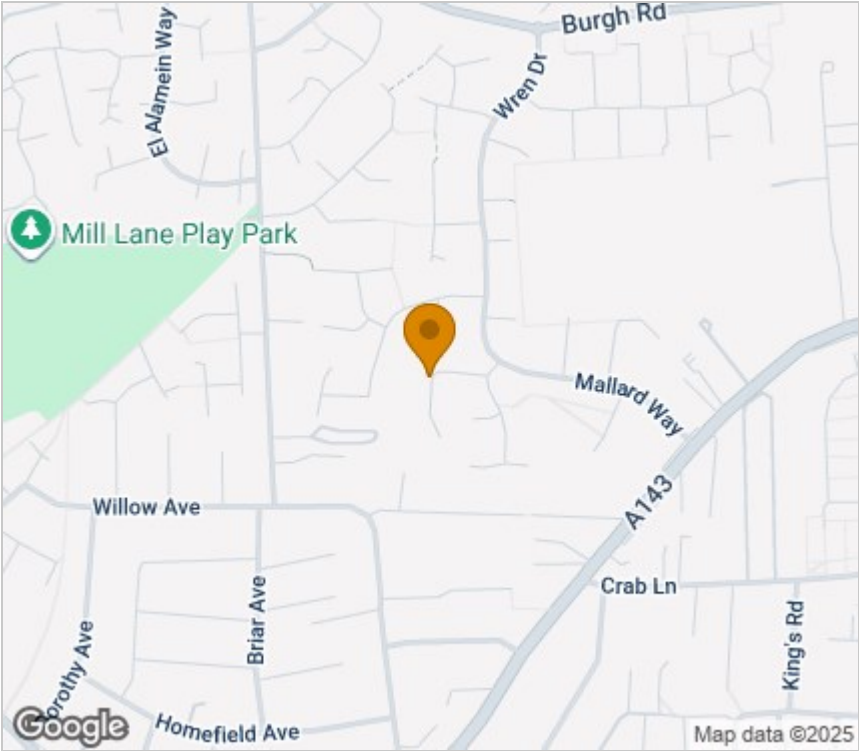
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn right into Beccles Road, turn left into Mallard Way, turn left into Pintail Drive, turn right Fulmar Close where the property can be found on the right hand side.

Ref G18337/07/25

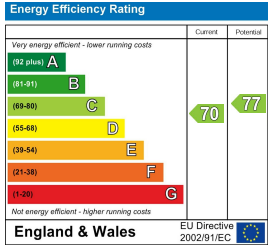
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA