

**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

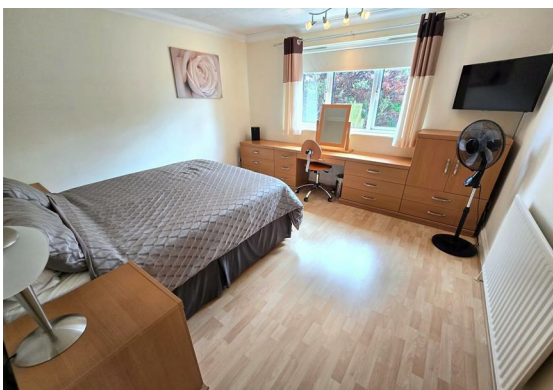
#### Location

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.

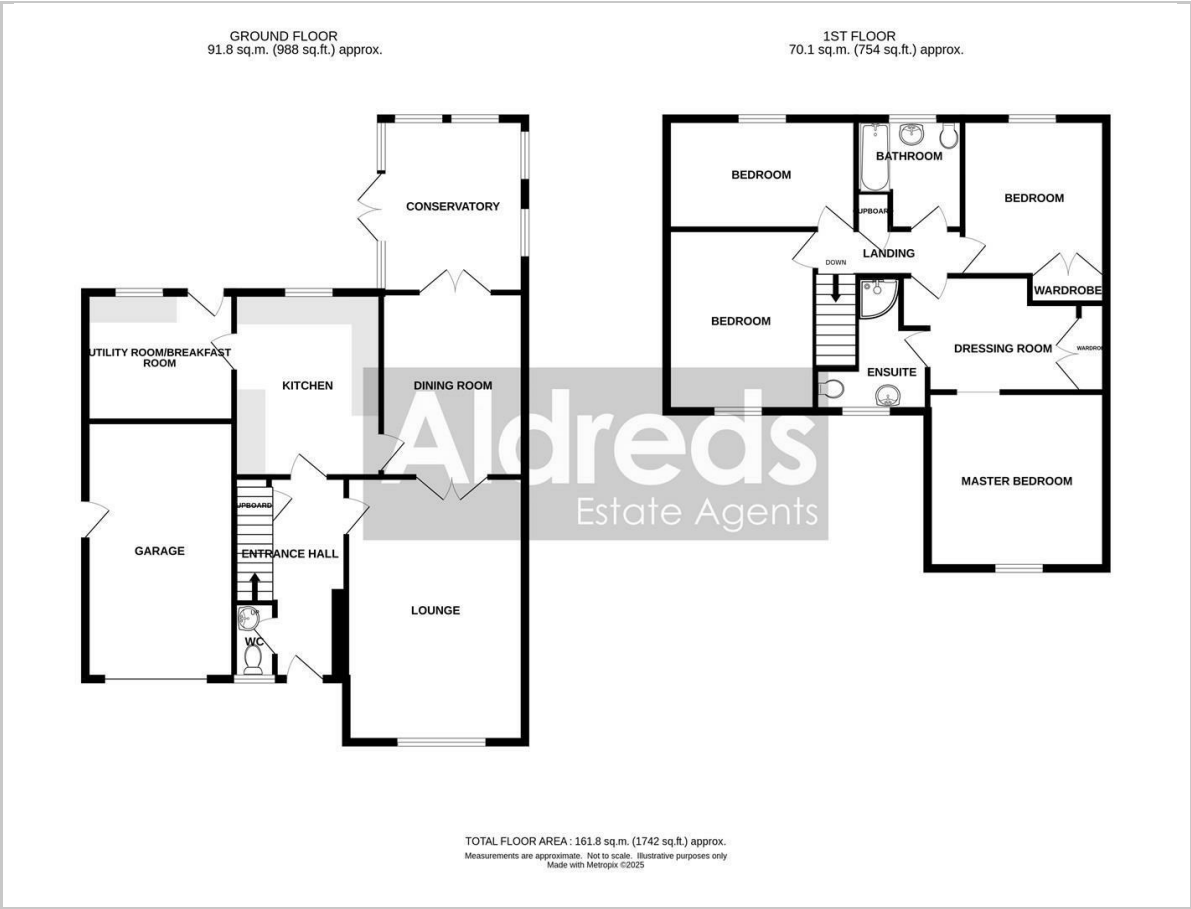
#### Directions

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.

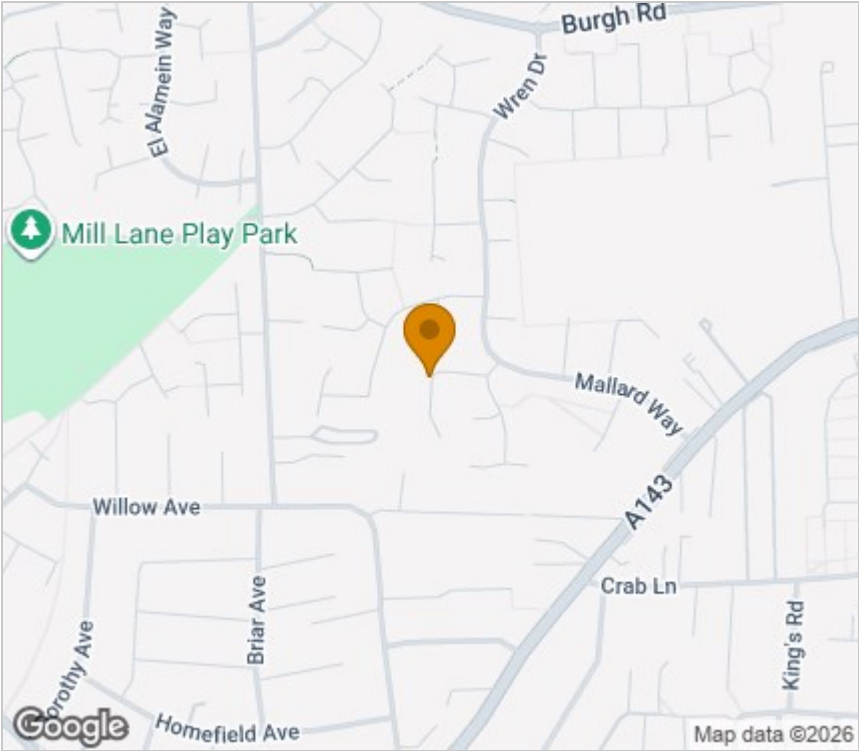
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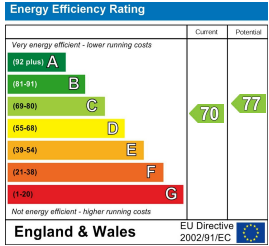
Floor Plan



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.

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