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£275,000



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36 Clover Way Bradwell, NR31 8RH

- SUBSTANTIALLY EXTENDED
- 4 or 5 BEDROOM OPTIONS
- RECENTLY UPGRADED KITCHEN
- MAINTENANCE FREE REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CLOAKROOM WC
- GROUND FLOOR 17FT BEDROOM
- DOUBLE GLAZED THROUGHOUT
- RECENT NEW GAS CENTRAL HEATING SYSTEM
- EPC D

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Through the modern part-glazed front door into the Hallway of your beautiful new home. An extra uPVC sealed unit double glazed window beams an abundance of daylight in, and your carpeted staircase leads you up to all first floor rooms. All there is to do is kick off your shoes, hang up your coat and relax in your new home.

LOUNGE 4.37m x 3.60m (14' 4" x 11' 10")

Located at the front part of the house, your contemporary styled Lounge features a large uPVC sealed unit double glazed window, radiator, handy understair cupboard and wood laminate flooring. An 'open-plan' opening leads you in to your ...

DINING ROOM 2.86m x 2.58m (9' 5" x 8' 6")

Located perfectly between your Lounge and Kitchen, your Diner features the same wood flooring, radiator and uPVC sealed unit double glazed french doors lead you out to your rear Garden.

KITCHEN 5.11m x 2.56m (16' 9" x 8' 5")

Recently upgraded and packed with integrated appliances, your stunning modern contemporary Kitchen features a range of base and wall units fitted to all four walls complete with 'high-gloss' handleless doors and drawers with square edge worktops over. There's a polycarbonate sink and drainer with multifunction mixer tap situated under your uPVC sealed unit double glazed window and integrated appliances include a ceramic hob with extractor over, eye level oven, tall fridge freezer and dishwasher while ample space and plumbing is provided for your automatic washing machine. White tiling has been applied as a splashback and ceramic tiling also laid to floor. Doors lead off to your integral Garage and ...

REAR LOBBY

Your back door leads you outside, there's a uPVC sealed unit double glazed window, tiled floor and doors lead off to Bedroom 4 and ...

CLOAKROOM WC 2.00m x 1.04m (6' 7" x 3' 5")

Essential for the growing family, your downstairs loo is modern and contemporary in design and features a round wash hand basin and low-level WC. Vinyl flooring and a chrome heated towel rail radiator finish the fresh clean look.

BEDROOM 4 5.24m x 2.14m (17' 2" x 7')

Currently used as a Bedroom, this room also has a multitude of uses. An extra Reception Room, Home Office Play Room... you decide. A uPVC sealed unit double glazed window allows lovely views over your Garden, there's a fitted carpet, radiator and loft hatch.

FIRST FLOOR

LANDING

At the top the stairs, your carpeted Landing features doors leading off to all first floor rooms.

BEDROOM 1 4.37m x 3.60m (14' 4" x 11' 10")

Located at the front part of the property, your Master Bedroom features a uPVC sealed unit double glazed window, fitted carpet radiator and 'over-stair' cupboard featuring your recently installed 'combi' boiler.

BEDROOM 2 3.58m x 2.13m (11' 9" x 7')

A Good sized double with a uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator. Within this Bedroom you also benefit from ...

BEDROOM 5 / PLAY / DRESSING ROOM 2.13m x 2.66m (7' x 8' 9") into Dormer

Part of Bedroom 2, you could use it as Bedroom 5 or indeed a Play or Dressing Room. There's a 'dormer' uPVC sealed unit double glazed window, fitted carpet and radiator.

BEDROOM 3 2.86m x 3.28m (9' 5" x 10' 9") narrowing to 2.81,

Another good size double with a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

FAMILY BATHROOM 2.46m x 1.75m (8' 1" x 5' 9")

Modern and contemporary with a suite comprising of a panel bath with shower over, low level WC and vanity wash hand basin. There's a heated towel rail radiator, opaque uPVC sealed unit double glazed window and vinyl flooring.

INTEGRAL GARAGE 4.76m x 2.47m (15' 7" x 8' 1")

Your integral Garage will make an ideal workshop or storage and features a window to front, however a door could be reinstated if required.

OUTSIDE

FRONT GARDEN / DRIVEWAY

The whole front Garden has been laid to brickweave and offers ample parking for up to three vehicles.

REAR GARDEN

Your maintenance free rear Garden is enclosed by fence and features an artificial lawn, timber decked area, sun-trap patio and timber shed. Mood lighting also featured.

Council Tax

Great Yarmouth Council - Band C

SUMMARY

So many upgrades in this beautifully spacious family home. Recent central heating system, Kitchen and four or five Bedrooms ... come take a look for yourself.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A BEAUTIFULLY PRESENTED and EXTENDED FOUR SEMI in a CUL-DE-SAC LOCATION

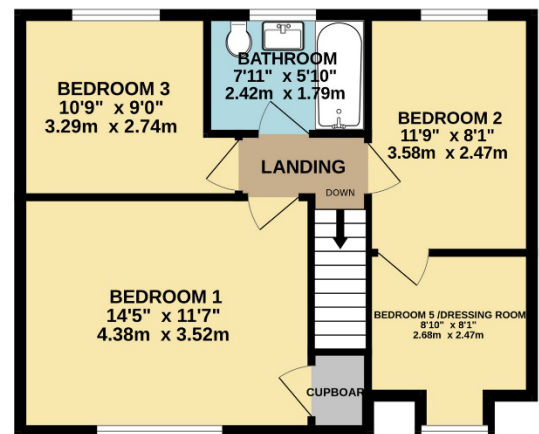
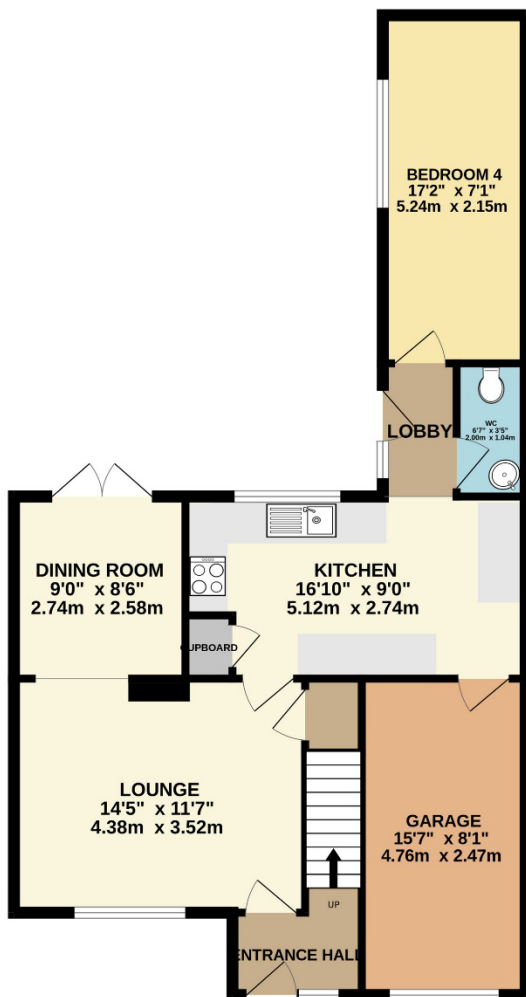
This lovely four / five Bedroom modern contemporary family home is being offered for sale. A huge extension has been added to the rear allowing an extra double Bedroom, perfect for a home office, teenagers pad or maybe an elderly relative. Your accommodation also comprises of a Lounge 'Open-Plan' to your Dining Room, recently upgraded contemporary Kitchen packed with Appliances, Cloakroom WC while upstairs an extra three / four Bedrooms and beautiful family Bathroom. The gas central heating has been recently upgraded with new Combi and radiators throughout.. Come take a look, you won't be disappointed!

RECENTLY UPGRADED CENTRAL HEATING AND STUNNING FITTED KITCHEN

LOCATION & AMENITIES

Clover Way is located just off Beccles Road and set just to the west of the seaside town of Great Yarmouth. Local amenities such as good schools, a supermarket, doctor's surgery is on your doorstep, however the town centres of Gorleston-on-Sea and Great Yarmouth are only a couple of miles east and the fine City of Norwich just 20 miles away. With the stunning Norfolk Broadland countryside closeby, Bradwell is a superb place to reside.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



36 CLOVER WAY, BRADWELL

TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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