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17 Hogarth Close, Bradwell, NR31 9QZ

- CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED
- CONTEMPORARY KITCHEN
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SUBSTANTIALLY EXTENDED
- STUNNING 'OPEN-PLAN' KITCHEN DINER
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.80m x 1.00m (5' 11" x 3' 3")

Enter through the modern part-gazed front door into the Porch of your beautiful new home. Light and bright due to the large uPVC sealed unit double glazed window. There's a tiled floor, a radiator and a door leading into your stunning Kitchen. There's nothing left to do here, simply kick off your shoes, hang up your coat and enjoy quality life in your new home.

Kitchen 3.25m x 2.74m (10' 8" x 9') max

Simply stunning. Recently upgraded, your larger than average Kitchen with an improved layout, a range of base and wall units are fitted to three walls complete with contemporary white gloss handleless doors and drawers with a square edge worktop over. Integrated appliances include an electric hob with extractor hood over and oven below, your polycarbonate sink with cool mixer tap is located under your uPVC sealed unit double glazed window and ample space is provided for your fridge freezer, dishwasher and automatic washing machine.

Your half-glazed back door leads you outside, tiling is laid to floor, pristine flat plastered ceilings and this beautiful space is open-plan to your ...

Dining Room / Reception 4.50m x 2.31m (14' 9" x 7' 7") plus storage

This makes up most of the extended part of the property and is a very versatile room. Currently set up as a Dining Room, you could utilise this space as an extra Sitting Room, Playroom, Study? ... you decide. The tiled floor extends through here and the room is lovely and bright with a large uPVC sealed unit double glazed window to front aspect. There is a radiator, super flat ceilings and as an extra bonus, a huge storage cupboard has been created.

Lounge 5.37m x 3.63m (17' 7" x 11' 11") narrowing to 3.39m

Located at the rear of the property, your Lounge features a set of French doors leaded out to your Conservatory, plus a uPVC sealed unit double glazed window. There is a radiator, a sumptuous, fitted carpet and your staircase leads you up to all first-floor rooms.

Conservatory 4.50m x 2.45m (14' 9" x 8')

The perfect place to sit and unwind with panoramic views over your rear Garden through the uPVC sealed unit double glazed windows. Power and light are included, there's a laminate floor and a French door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a radiator, fitted carpet and doors lead off to all first floor rooms.

Master Bedroom 3.85m x 2.59m (12' 8" x 8' 6")

Modern and stylish, this Master Bedroom has a uPVC sealed unit double glazed window to rear aspect. A sumptuous, fitted carpet and radiator.

Bedroom 2 3.50m x 2.40m (11' 6" x 7' 10")

Located to the front of the property with views over your front aspect. There's a fitted carpet and radiator also featured.

Bedroom 3 2.69m x 2.62m (8' 10" x 8' 7")

The smallest of the three is still a good size double and features a fitted carpet, uPVC sealed unit double glazed window and radiator.

Shower Room 2.37m x 1.71m (7' 9" x 5' 7")

Another upgraded room with modern contemporary styling, your Shower Room features a corner shower cubicle, vanity wash hand basin and low level WC. Fully tiled to walls and floor, there's also a chrome heated towel rail and opaque uPVC sealed unit double glazed window.

OUTSIDE

Front Garden & Driveway

Your front Garden / Driveway is fresh and pristine with brickweave laid to ground and provides ample parking for at least two vehicles.

Rear Garden

Completely enclosed and very private, your Rear Garden is mainly laid to lawn with borders packed with mature plants and shrubs. There's a timber shed and a patio, perfect for sitting out or even a spot of alfresco dining.

Council Tax

Great Yarmouth Band C

EPC D

SUMMARY

If you are looking for new home, consider this one. Substantially extended and many extras and upgrades, plus located in very sought after cul-de-sac neighbourhood.

To view, simply call us on the numbers on page one of this brochure.

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.



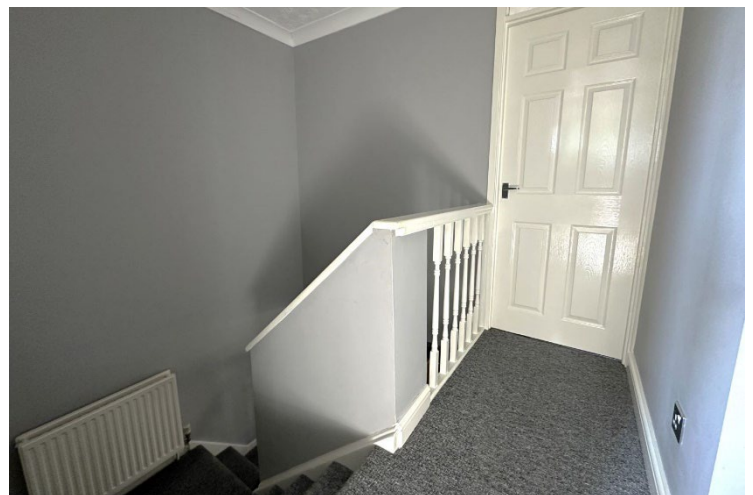
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PRESENTED LIKE A SHOWHOME | SUBSTANTIALLY EXTENDED

MANY NEW UPGRADES

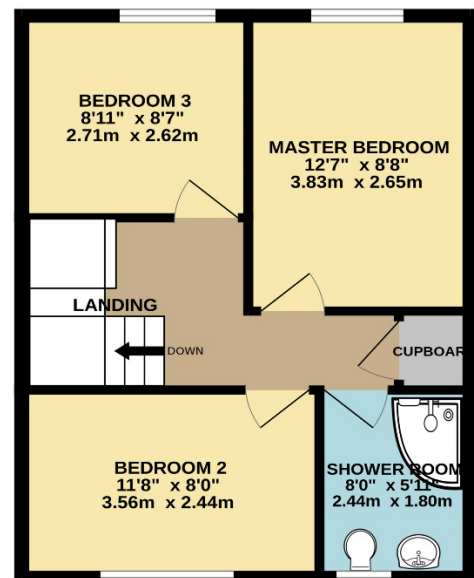
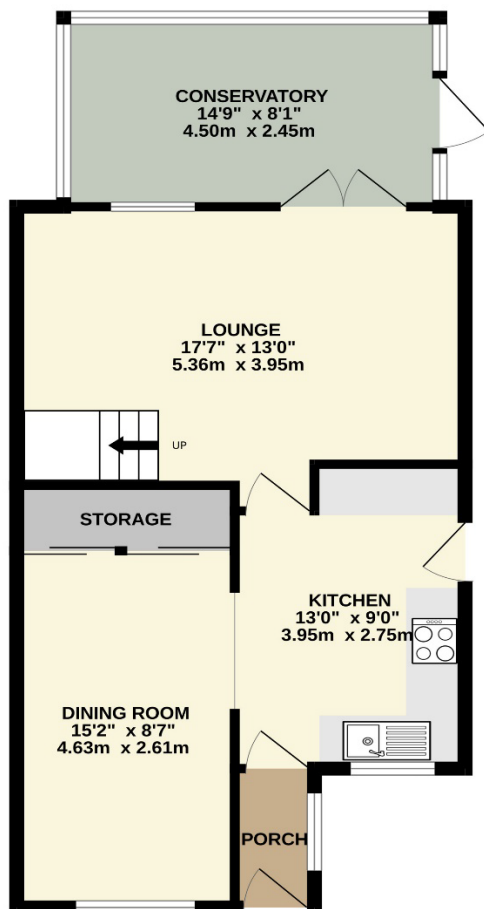
We are delighted to offer for sale this beautiful detached family home located on the very sought after Hogarth Close in Bradwell. Excellently presented, the current Owners have invested heavily in many upgrades. Your accommodation comprises of a welcoming Entrance Porch through to your stunning Kitchen, open plan to your Dining Room. Your lounge and Conservatory are also featured on the ground floor, while upstairs, three double Bedrooms and modern contemporary recently upgraded Shower Room. All this and located on a private Cul-De-Sac and plenty of parking on the Driveway. The creature comforts of gas central heating and uPVC double glazing throughout.

OVER 1,000 SQ FT OF LIVING

LOCATION AND AMENITIES

Number 17 is located in the private cul-de-sac right at the end of Hogarth Close branched just off Burgh Road and is conveniently located for a range of good schools for all ages. Locally there is a Morrisons superstore, takeaway, a doctor's surgery and five minutes down the road and you'll be on Gorleston high street with its eclectic mix of shops, cafes, Hotels, Restaurants and the fantastic seafront, beach and promenade. The James Paget Hospital is also close to hand, great schools closeby and with so much to do in the area you'll never be bored, don't forget to make time to explore the beautiful Norfolk and Suffolk countryside which host the world famous Norfolk Broads amongst other beautiful attractions.

Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



17 HOGARTH CLOSE, BRADWELL

TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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