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£350,000



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19 Whimbrel Drive Bradwell, NR31 9UN

- SUBSTANTIALLY EXTENDED BUNGALOW
- CUL DE SAC LOCATION
- THREE DOUBLE BEDROOMS
- HUGE 'PARK-LIKE' REAR GARDEN
- MANY NEW UPGRADES
- DOUBLE GARAGE & DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- STUNNING GARDEN ROOM TO REAR
- THIS PROPERTY IS BEING OFFERED CHAIN FREE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

ENTRANCE PORCH 2.30m x 1.45m (7' 7" x 4' 9")

Enter through your front door and directly into your Porch of your new home. uPVC sealed unit double glazed window attracts an abundance of daylight and ceramic tiling is laid to floor. This is the perfect place to kick off your shoes, hang up your coat. A door leads you in to your...

HALL

The main spine of the bungalow with doors leading off to your living areas to the right and your sleeping area to the left.

KITCHEN 4.05m x 3.40m (13' 3" x 11' 2")

Located at the front part of your new bungalow, your Kitchen features a range of base and wall units fitted to three walls with sage green 'shaker' style doors and drawers and a black roll edge worktop and tiling above. Your polycarbonate sink and drainer is located under your uPVC sealed unit double glazed window which overlooks the front. Your back door leads you outside and integrated appliances include a gas hob with electric oven below and extractor above, tall fridge freezer and ample space is provided for your automatic washing machine and dishwasher.

The current owner has had the ceiling flat plastered, there's wood effect ceramic tiles underfoot, a radiator and plenty of space for your dining table.

LOUNGE 4.77m x 3.46m (15' 8" x 11' 4")

A lovely light and bright Lounge with a uPVC sealed unit double glazed window to side aspect, wood flooring, a feature fireplace, radiator and flat plastered ceiling. An opening leads you in to your

GARDEN ROOM 3.61m x 3.46m (11' 10" x 11' 4")

Recently constructed, your Garden Room adds another whopping 135 sq. ft to the living space of your new home. The most striking feature is the 'cathedral' style rooflight which allows floods of natural daylight in. There's also a uPVC sealed unit double glazed window and French doors lead you out to your rear Garden. A contemporary vertical radiator adds to the fresh feel, along with the inset spotlights and wood floor.

MASTER BEDROOM 3.58m x 3.21m (11' 9" x 10' 6")

Down the Hall to the far end, your Master Bedroom is located to the rear and features a uPVC sealed unit double glazed window with spectacular views over your rear Garden. There's a laminate floor, flat plastered ceiling and radiator also featured. A door leads you in to your ...

ENSUITE SHOWER ROOM 2.98m x 0.80m (9' 9" x 2' 7")

The best place to visit morning and night is your very own Ensuite. There's a fully tiled shower cubicle, low level WC and wash hand basin. An opaque uPVC sealed unit double glazed window also features.

BEDROOM 2 3.25m x 2.57m (10' 8" x 8' 5")

A uPVC sealed unit double glazed window overlooks the front, there's a flat plastered ceiling, fitted carpet and radiator.

BEDROOM 3 3.16m x 3.00m (10' 4" x 9' 10")

Another good size double with a uPVC sealed unit double glazed window to rear views, flat plastered ceiling, fitted carpet and radiator.

FAMILY BATHROOM 2.57m x 1.52m (8' 5" x 5')

Modern and contemporary, your Bathroom features a white suite comprising of a panel bath with tiling and shower attachment over, pedestal sink and low-level loo. An opaque uPVC sealed unit double glazed window, tiled floor and radiator also feature.

OUTSIDE

FRONT GARDEN & DRIVEWAY

As you are tucked away at the end of the cul-de-sac. You will benefit from a huge Driveway and front Garden. A recent brick weave frontage allows plenty more parking, however your asphalt Driveway leads you down to your Garage.

DOUBLE GARAGE

Constructed of traditional brick and tile, your double Garage features two up-and-over vehicular doors, power light and personal door to/from your Garden.

REAR GARDEN

You wouldn't expect this in a fairly modern property! This garden is more like your very own park. Completely enclosed and very private, your Garden is mainly laid to lawn and features an array of mature trees and shrubs, pathways, and secret walks. A super outdoor space for children to have adventures or if you're a keen gardener, why not live the 'good life'

There is so much potential to make it whatever you desire.

Council Tax

Great Yarmouth Band C

SUMMARY

If you are looking for a one storey home, need lots of outdoor space, want to be on a private plot yet close to town, then look no further.

The current owners have made some amazing improvements to this property, flat plastered ceilings, upgraded Kitchen and not forgetting that super Garden Room.

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

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.



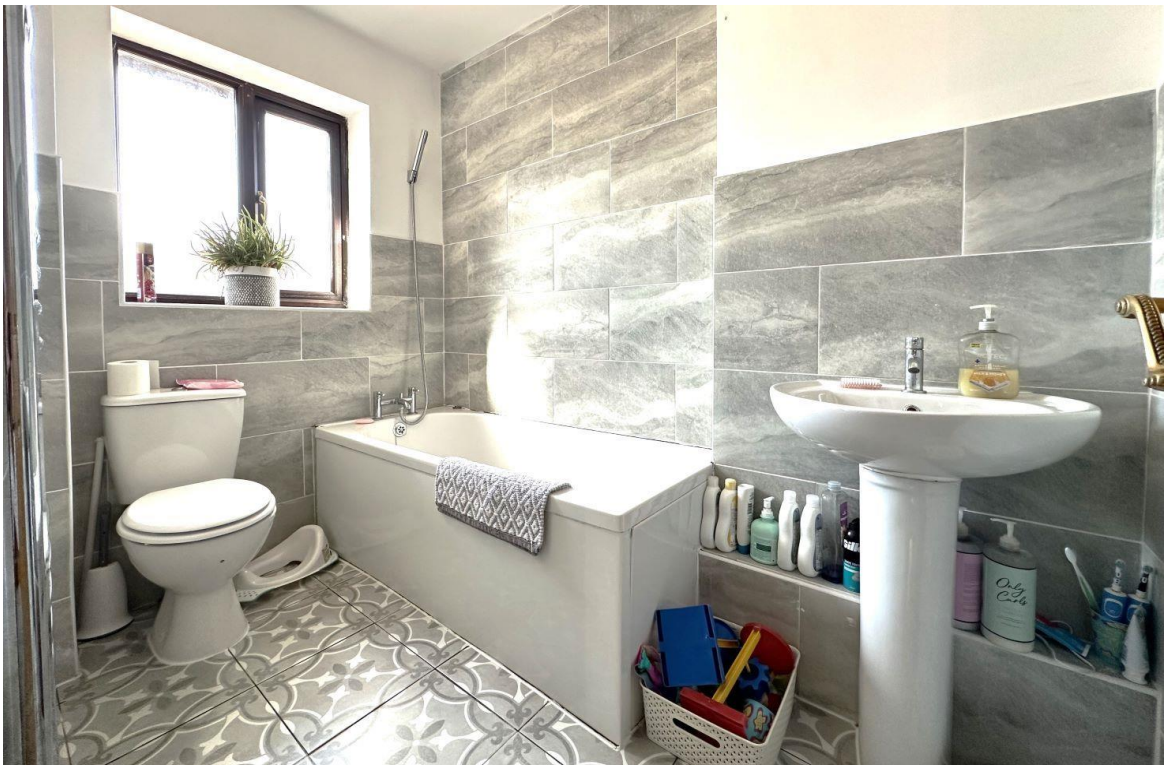
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AN EXCELLENTLY PRESENTED DETACHED BUNGALOW | HUGE GARDENS

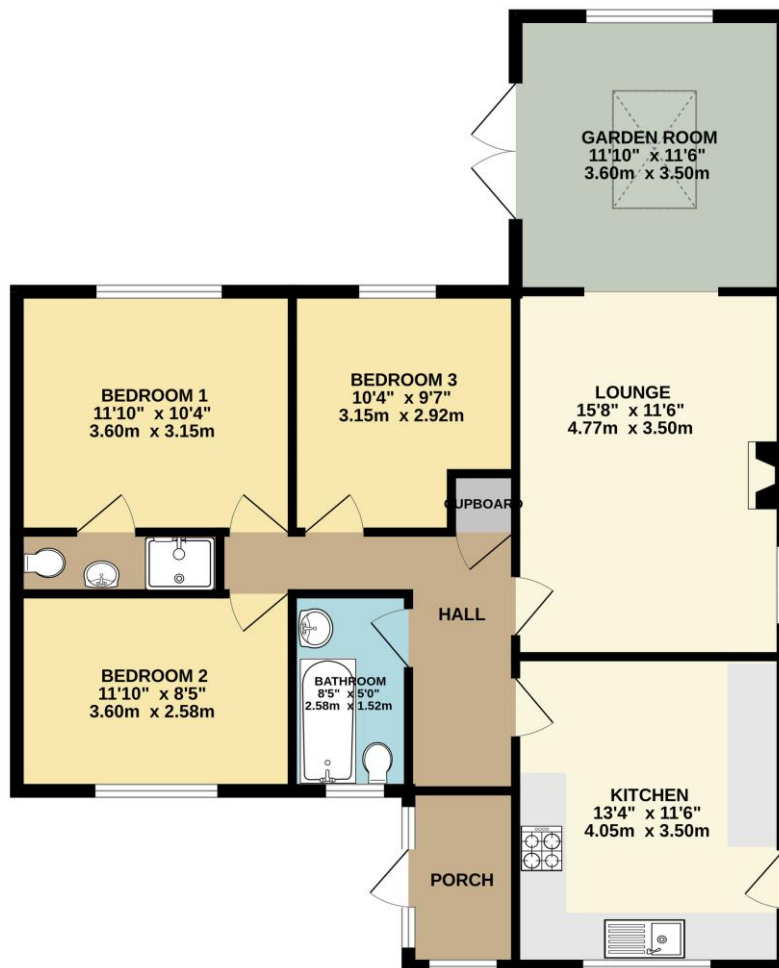
We are delighted to offer for sale this substantially extended and improved one story home which is tucked away in a cul-de-sac and sat on a huge plot. Your accommodation comprises of an Entrance Porch leading into your Hall, fitted Kitchen, Lounge and a recent addition, your super Garden Room with cathedral style rooflight. Three double Bedrooms, one with Ensuite and Family Bathroom are located off the Hallway. All this with the creature comforts of double glazing and gas central heating and located in a popular neighbourhood in Bradwell. If you love gardening or have children in your family, take a look at this garden... its huge, just like having your very own Park!

MANY NEW UPGRADES | SOUGHT AFTER CUL DE SAC in BRADWELL

LOCATION AND AMENITIES

Situated in a sought-after Neighbourhood in the sought after Village of Bradwell, ideally located between Gorleston and Great Yarmouth and with easily accessible routes to Lowestoft and surrounding areas. Good schools, public transport and the stunning Norfolk countryside right on your doorstep along with of course the glorious beaches of the East coast. Convenient for a range of amenities such as a Morrisons supermarket, Doctors, pharmacy and 5 minute drive to large retail outlets.

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



19 WHIMBRELL DRIVE, BRADWELL

TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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