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£300,000



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3 Darnell Close, Bradwell, NR31 9FS

- BEAUTIFUL EXECUTIVE DETACHED FAMILY HOME
- EPC B
- ENSUITE MASTER
- THREE DOUBLE BEDROOMS
- LARGE REAR GARDEN
- PRIME CUL-DE-SAC LOCATION
- STUNNING 'OPEN-PLAN' KITCHEN DINER with separate UTILITY
- LARGE DRIVEWAY & GARAGE
- CLOAKROOM WC
- BEAUTIFULLY PRESENTED

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern composite part-glazed front door into the Hallway of your beautiful new Home. Quality LVT has been laid underfoot, there's a radiator and doors lead off to all ground floor rooms and cupboard, while your carpeted staircase winds up to your first floor. Simply hang up your coat, kick off your shoes and relax in your new home.

Cloakroom WC 1.64m x 0.92m (5' 5" x 3')

Essential for the growing family, your modern contemporary downstairs loo has a low-level WC, corner wash hand basin, radiator, extractor and LVT floor.

Lounge 3.94m x 3.73m (12' 11" x 12' 3") narrowing to 3.34m

Your cosy yet spacious Lounge is located at the front of the property and features a sumptuous, fitted carpet, radiator and uPVC sealed unit double glazed window overlooks your front Garden.

Kitchen Diner 5.52m x 2.83m (18' 1" x 9' 3")

Enter from your Hallway into this superb 'Open-Plan' Kitchen Dining experience.

Expanding across the whole width of the property, on the dining side there's ample space provided for a family dining suite and double glazed French doors offer amazing views and access to your rear Garden.

On the Kitchen side, a range of base and wall units are fitted to two walls complete with modern contemporary ivory-coloured flat doors and drawers and a butchers-block style square edge worktop and upstand over. Integrated appliances include a dishwasher, ceramic hob with double oven below and extractor hood over. Ample space is provided for your tall fridge freezer and your stainless steel one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window to rear Garden views.

The whole room features LVT flooring underfoot, a radiator and inset spotlights throughout. A door leads you in to your ...

Utility Room 2.43m x 1.63m (8' x 5' 4")

This super Utility has as the same base units as the Kitchen with space and plumbing for your automatic washing machine and tumble dryer. Your boiler is located here, LVT to floor and your part-glazed back door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, this super gallery style landing has a fitted carpet, loft access, a uPVC sealed unit double glazed window, airing cupboard and doors lead you to all Bedrooms and Bathroom.

Bedroom 1 3.94m x 3.27m (12' 11" x 10' 9") max

Modern and stylish, this Master Bedroom has a uPVC sealed unit double glazed window to front aspect. A sumptuous fitted carpet, quality built in wardrobes, radiator and a door leads you to your ...

Ensuite 1.80m x 1.67m (5' 11" x 5' 6")

The perfect place to visit every morning and every night is your very own ensuite. A suite comprising of tiled shower cubicle, low level WC and pedestal sink. An opaque uPVC sealed unit double glazed window allows plenty of light, LVT to floor and a radiator maintains the temperature.

Bedroom 2 2.89m x 2.92m (9' 6" x 9' 7")

Located to the rear of the property with stunning views over your rear Garden through the uPVC sealed unit double glazed windows. There's a fitted carpet and radiator also featured.

Bedroom 3 2.89m x 2.52m (9' 6" x 8' 3")

Another good size double and located at the rear part of the house with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.07m x 1.71m (6' 9" x 5' 7")

Modern contemporary styling, your Bathroom features a panel bath with shower over, pedestal sink and low-level WC. There's also a radiator, LVT floor and opaque uPVC sealed unit double glazed window.

OUTSIDE

Garage

Your detached Garage features a roller type vehicular door, a personal door to side, light and power included. There's also stacks of storage in the eaves.

Front Garden & Driveway

Plenty of curb appeal here, your front Garden features an abundance of shrubs and a path leads you to your front door. The Driveway is laid to brickweave and provides ample parking for at least two vehicles and gates both sides of the house for rear Garden access.

Rear Garden

One of the larger style rear Gardens on this development. Completely enclosed by fence and very private, your beautifully manicured Garden needs to be seen to be appreciated. Mainly laid to lawn with borders packed with mature shrubs and plants, there's a sandstone patio adjacent to the rear of the house, perfect for sitting, a barbecue or even a spot of alfresco dining. Come take a look, you won't be disappointed.

Council Tax

Norfolk County Council Band C

SUMMARY

If you are looking for new home, consider this one, it's better, plus a huge Garden and it's available now!

Call us to view.

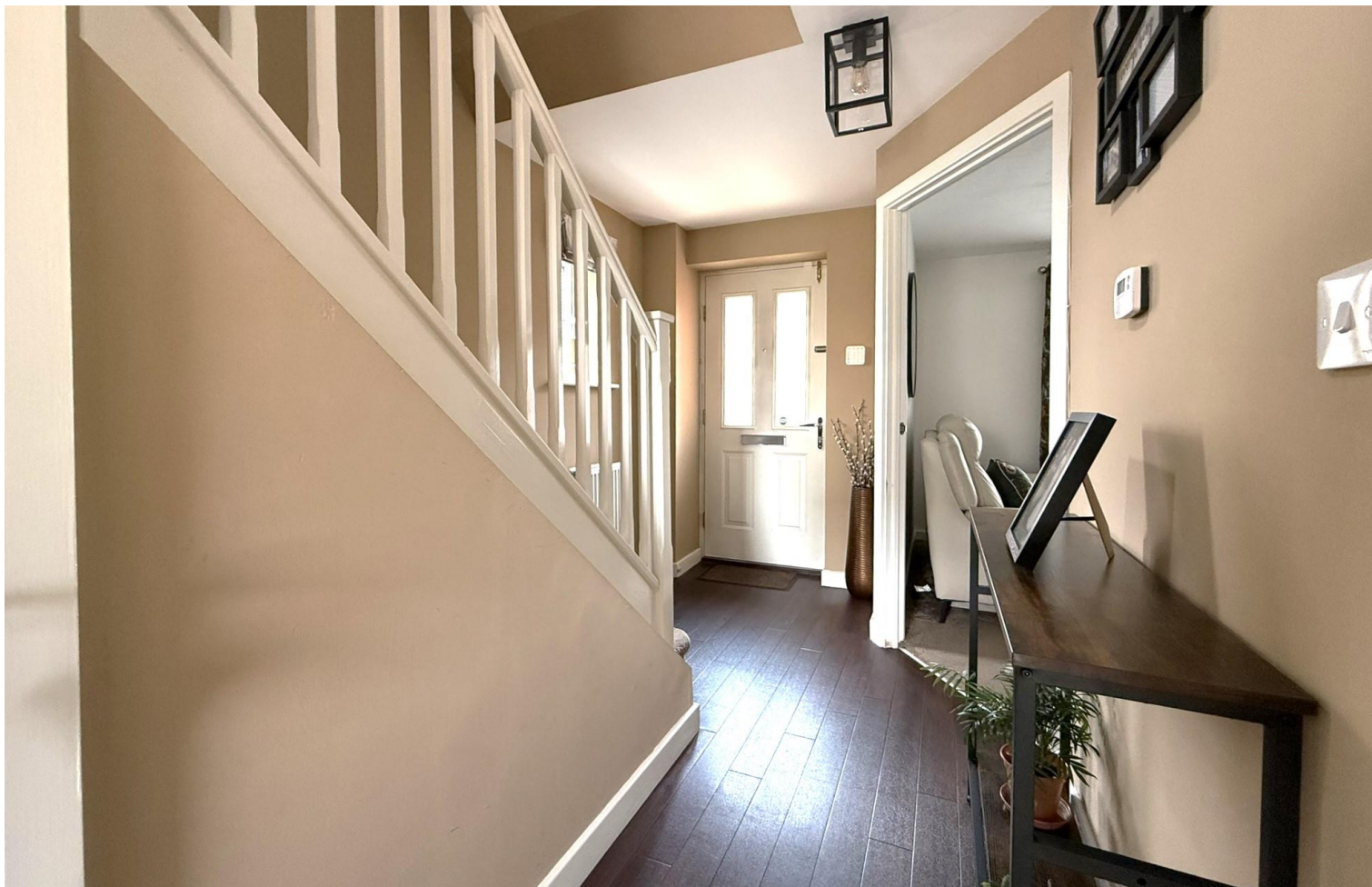
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 | LARGE GARDENS BEAUTIFUL DETACHED FAMILY HOME

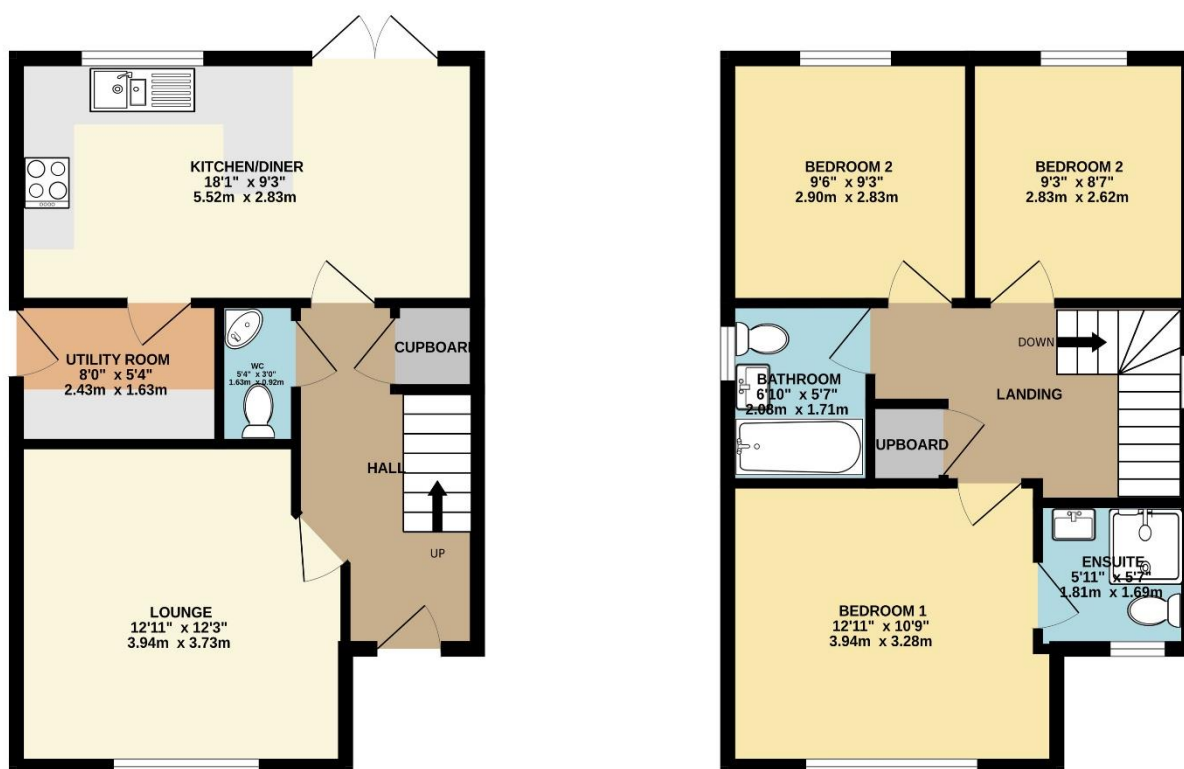
We are delighted to offer for sale this beautiful executive family home on the Bluebell development in Bradwell. Excellently presented, your accommodation comprises of a welcoming Hallway, Lounge, stunning 'Open-Plan' Kitchen Diner with separate Utility and Cloakroom WC. Upstairs, you will find the large Ensuite Master Bedroom, two further Bedrooms and family Bathroom. You new home is located on a larger than average plot with beautifully manicured Gardens, a detached Garage and plenty of parking on the Driveway. All this with the creature comforts of gas central heating and uPVC double glazing throughout.

OVER 920 SQ FT OF LUXURIOUS LIVING

LOCATION AND AMENITIES

Number 3 is located in this peaceful cul-de-sac in the very popular Bluebell Meadow development which is conveniently located for a range of good schools for all ages. Two 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



3 DARNELL CLOSE, BRADWELL

TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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