

£285,000



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49 Kings Drive Bradwell, NR31 8TF

- MODERN CONTEMPORARY LIVING
- CUL-DE-SAC LOCATION
- PRESTIGE DEVELOPMENT
- BEAUTIFULLY PRESENTED
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- QUALITY FLOOR COVERINGS
- DRIVEWAY & GARAGE
- MANY NEW UPGRADES

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance Hall 6.65m x 2.07m (21' 10" x 6' 9") max

Enter through the part-glazed modern composite front door into the Hallway of your new home. This stunning light, bright space allows the perfect first impression. A uPVC sealed unit double glazed window attracts plenty of light, quality LVT flooring is laid underfoot, and a radiator ensures a cosy temperature. Your carpeted staircase leads you up to all first-floor rooms while beneath, a recently installed really cool storage system takes care of family items.

There's nothing left to do here, simply kick off your shoes, hang up your coat and relax in your stunning new home.,

Cloakroom WC 2.05m x 1.13m (6' 9" x 3' 8")

Essential for the family is the downstairs loo! A suite comprises of a low level WC and pedestal sink, Karndean flooring, a radiator and an opaque uPVC sealed unit double glazed window also featured.

Lounge 4.27m x 3.52m (14' x 11' 7")

Your cosy, yet spacious Lounge features a uPVC sealed unit double glazed window with views over your front garden, there's a sumptuous, fitted carpet underfoot and radiator. A recent addition is glazed internal door and the feature wall, perfect to showcase your home entertainment system. An opening leads you in to your

Kitchen Diner 5.67m x 2.95m (18' 7" x 9' 8")

Running the whole width of the house, your sophisticated Kitchen Diner is made up of two 'open-plan' zones.

On the Kitchen side a range of base and wall units are fitted to three walls compete with modern contemporary 'shaker' style doors and drawers with a roll edge worktop and tiled splashback over. Packed with integrated appliances such as a gas hob with extractor over, eye level oven and microwave, dishwasher, automatic washing machine and fridge freezer. Your enamel sink and drainer with 'swan-neck' mixer tap is located under your uPVC sealed unit double glazed window offering stunning views over your rear Garden. Your glazed back door leads you outside.

On the dining side, ample space is provided for your family dining suite, uPVC sealed unit double glazed French Doors lead you outside and a radiator is also featured. 'Karndean' flooring has been laid underfoot and a pristine flat ceiling with inset spotlights finish the fresh clean look.

FIRST FLOOR

Landing

The landing provides access to all rooms on the first floor and also features a useful cupboard perfect for storing bed linens and towels. Fitted with a carpet and benefiting from the natural light of the uPVC sealed unit double glazed window.

Master Bedroom 4.00m x 3.52m (13' 1" x 11' 7")

The master is situated at the front of the property and features a fitted carpet, panelled feature wall, uPVC sealed unit double glazed window to front aspect and radiator.

Bedroom Two 3.25m x 3.51m (10' 8" x 11' 6") narrowing to 2.57m

The second double Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom Three 3.00m x 2.00m (9' 10" x 6' 7")

The smallest of the three is a still a good size and features a laminate floor, radiator and a uPVC sealed unit double glazed window to rear aspect.

Family Bathroom 2.06m x 1.82m (6' 9" x 6')

Your modern contemporary Bathroom features a three-suite comprising of a panel bath with shower and screen over, pedestal sink and low-level WC. There's an opaque uPVC sealed unit double glazed window, radiator and Karndean floor covering.

OUTSIDE

Driveway & Garage

Plenty of curb appeal here with ample parking for two cars on your driveway and a gate leads you into your rear Garden

Your Garage features power, light, a vehicular door to front and personal door to garden access.

Rear Garden

Completely enclosed by fence and walls, your rear Garden is mainly laid to lawn with borders packed with a selection of exotic shrubs and trees.

Paths run round the edge and a patio is perfect for sitting out, a family barbecue or even a spot of alfresco dining.

A blank canvas for the keen gardener or a safe haven for the kids to play.

Council Tax

Band C

SUMMARY

If you are in the market for a modern family home, in pristine decorative order with nothing left to do and ready to move in to, then look no further. The current owners had loved living here and have maintained with care and attention.

Everything from the stunning fully equipped Kitchen to the new glazed doors, quality floor coverings to the modern contemporary décor, it's all done for you.

To view, call us quick, it won't be around for long.

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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BEAUTIFULLY PRESENTED THREE BED SEMI IN PRESTIGIOUS NEIGHBOURHOOD

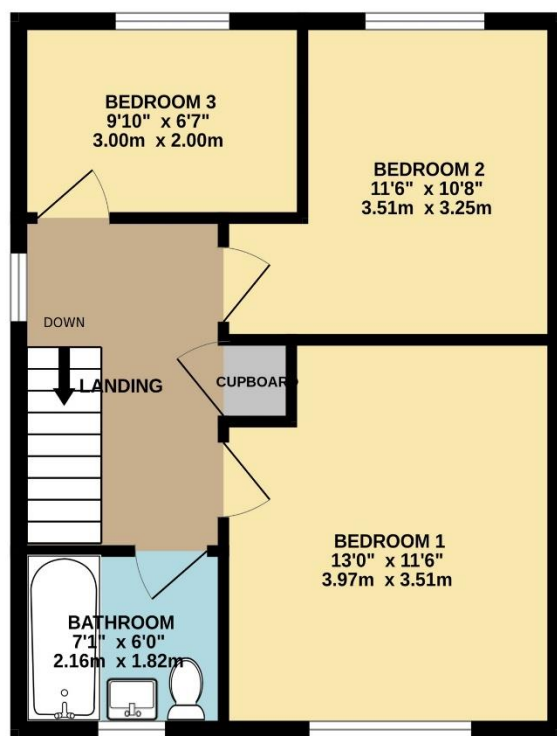
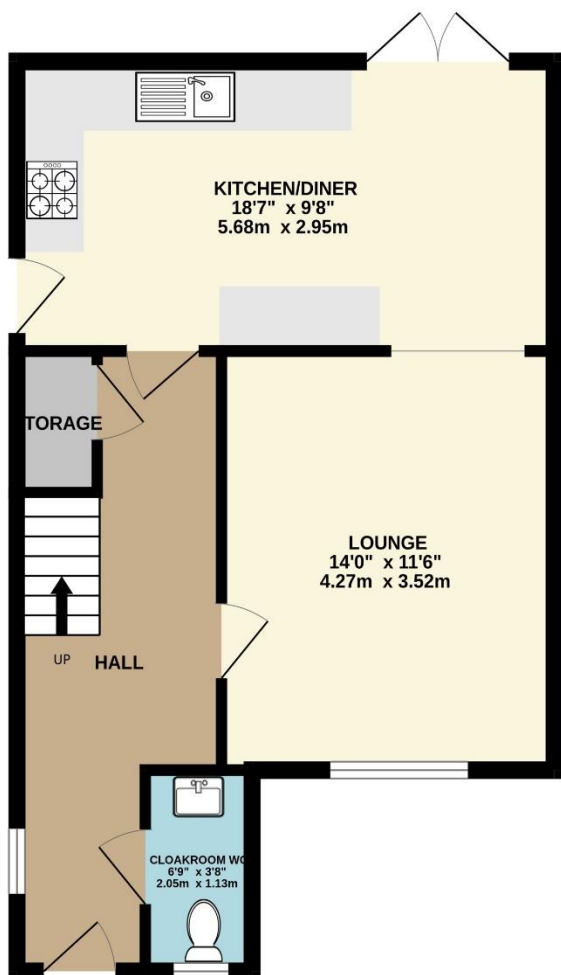
We are delighted to offer for sale this immaculately presented modern family home located in a pleasant cul-de-sac in the sought after location of Kings Drive. So many quality features and contemporary upgrades here, your accommodation comprises of an imposing Entrance Hall, Cloakroom WC, Living Room and fabulous Kitchen Diner, packed with integrated appliances. Upstairs, three good size Bedrooms and family Bathroom. Plenty of parking on your Driveway which leads up to your Garage and a fully enclosed Garden is a safe haven for the children to play.

MANY NEW UPGRADES | PRESENTED LIKE A SHOWHOME | OVER 900 sq ft of COMTEMPORARY LIVING

LOCATION AND AMENITIES

Kings Drive is located just off Beccles Road (A143) in Bradwell which is situated just west of the seaside town of Gorleston-on-Sea and less than two miles from its beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside within 100 yards, perfect for those lovely country walks, this development is an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a range of good schools and Norfolks superb local and national public transport network are all close at hand.

Contact: The ONE ONLINE Team | Office: 01493 658854 | Email: info@one-estates.co.uk



49 KINGS DRIVE, BRADWELL

TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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