




YOUR MOVE
 Oliver James

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Darnell Close, Bradwell, Great Yarmouth, Norfolk

Offers Over £200,000

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DESCRIPTION

Built in SEPTEMBER 2017, this MODERN HOME is situated on the popular BLUEBELL MEADOW development in Bradwell. This property is set over THREE FLOORS and boasts a 13FT Bedroom with EN - SUITE Shower Room to the second floor, TWO DOUBLE BEDROOMS and a Family Bathroom to the first floor, then a 14FT LIVING ROOM, a Contemporary Kitchen / Breakfast Room, a WC/ CLOAKROOM and a Hall Entrance to the ground floor. This home comes complete with a BRICK WEAVE DRIVEWAY to the front of the property and a GARDEN to the rear. Further benefits are Gas Central Heating and Double Glazing. Call now to view - 01493 600005.

HALL ENTRANCE

External Double Glazed door to front aspect, Laminate to floor.

LIVING ROOM

Double Glazed window to front aspect, Built in Cupboard, Radiator, Laminate to floor.

LOBBY

Stairs rising to first floor, Laminate to floor.

CLOAKROOM/WC

Low level WC, Pedestal wash basin, Tiled Splash Backs, Extractor Fan, Radiator, Laminate to floor.

KITCHEN/BREAKFAST ROOM

External Double Glazed french doors leading to rear garden, Double Glazed window to rear aspect. Contemporary fitted kitchen with a range of wall and base units with worktops. Inset steel sink with one and a half bowl, single drainer and mixer tap. Integrated oven, hob and extractor fan, Spaces for Fridge/Freezer, Washing Machine and Dish Washer. Radiator, Wall mounted boiler. Laminate to floor.

LANDING

Radiator, Carpet to floor.

BEDROOM

Two Double Glazed windows to front aspect, Radiator, Carpet to floor.

BEDROOM

Double Glazed window to rear aspect, Radiator, Carpet to floor.

BATHROOM

Double Glazed privacy window to side aspect. Suite comprising of a Panel bath, A Pedestal wash basin and Low level WC. Tiled splash backs, Radiator, Wood effect flooring.

LANDING

Built in Cupboard, Carpet to floor.

BEDROOM

Double Glazed window to front aspect, Loft Access, Radiator, Carpet to floor.

EN-SUITE SHOWER ROOM

Velux Skylight window. Fitted shower cubicle, Pedestal wash basin, Low level WC. Tiled splash backs, Radiator, Extractor Fan, Wood effect flooring.

OUTSIDE

There is a brick weave driveway providing off road parking for two vehicles at the front of the property. To the rear of the property is an enclosed garden mainly laid to lawn with a paved walkway and access to the side via a timber gate.

PARKING

There is a brick weave driveway providing off road parking for two vehicles at the front of the property.

EPC RATING

EPC Rating B.

AGENTS NOTE

The laminate flooring was originally purchased with a 25 year guarantee. The carpets are hardcore treated throughout. This property is leasehold with 998 years remaining. The current vendor pays £150 ground rent per annum.

FLOORPLAN

DIMENSIONS

Living Room - 4.47m x 3.61m (14'8" x 11'10")

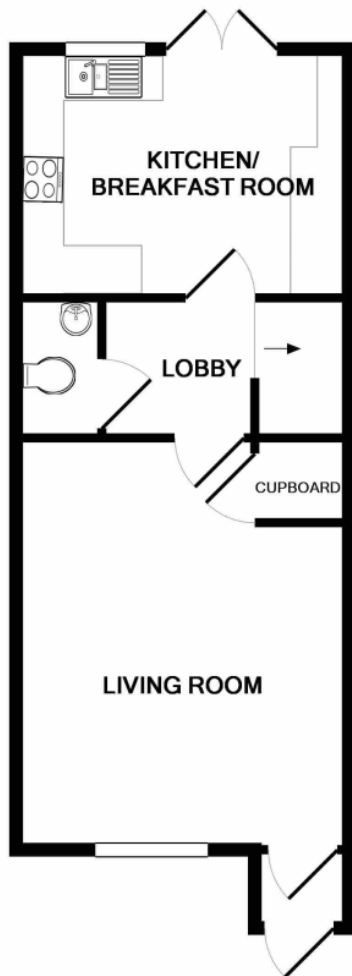
Kitchen/Breakfast Room - 3.61m x 2.69m (11'10" x 8'10")

Bedroom - 3.61m x 3.33m (11'10" x 10'11")

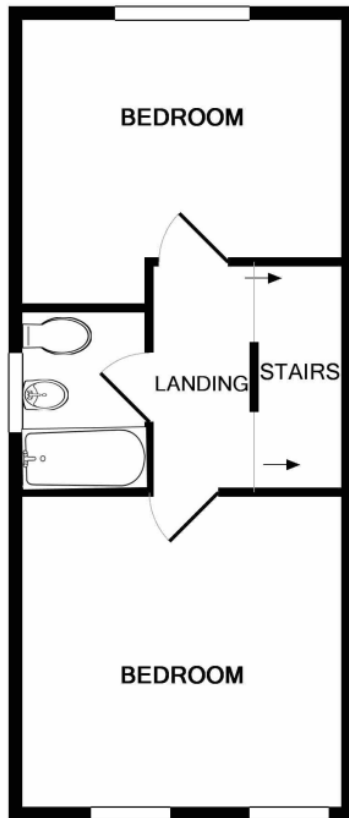
Bedroom - 3.61m x 2.69m (11'10" x 8'10")

Bedroom - 3.96m x 2.57m (13'0" x 8'5")

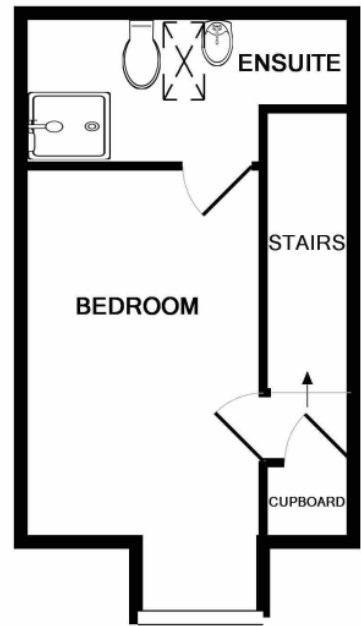




GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



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