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1 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

£1,650 pcm
EPC Rating TBC

Well-presented 4 Bed detached property situated on this good size corner plot in the popular location of Bradwell close to schools of all ages, shops and amenities. Lounge, kitchen, dining room, utility, downstairs shower room, office with quality fitted furniture, first floor landing, four bedrooms with en suite to principal, family bathroom, driveway and garage.

ENTRANCE HALL

UPVC entrance door; laminate floor; carpet stairs to first floor with under stairs storage cupboard; radiator; doors to lounge, kitchen and study.

LOUNGE

14' 11" x 11' 10" (4.55m x 3.61m) carpeted; large bay window to front aspect; radiator; gas fireplace; ceiling and wall lights.

KITCHEN

11' 3" x 9' 10" (3.45m x 3.02m) white high gloss units with worktop over; range of cupboards with under unit lighting, drawers; integrated dishwasher; one bowl sink; double range oven; integrated fridge freezer; wall units; window to rear aspect; inset spotlights; door to utility; opening to:

DINING ROOM

9' 10" x 9' 8" (3.02m x 2.97m) laminate flooring; window to rear aspect; radiator.

UTILITY

8' 9" x 6' 11" (2.67m x 2.11m) laminate flooring; matching worktop and units to the kitchen comprising l-shaped worktop with a range of cupboards and drawers under; space and plumbing for a washing machine; large pantry style cupboards; side window; gas boiler; radiator; door recess with UPVC door to rear garden; door into:

SHOWER ROOM

tiled floor with underfloor heating; vanity unit comprising wash hand basin with storage cupboards; wc; shower cubicle with electric shower; fully tiled walls and floor; frosted rear window; heated towel rail.

SNUG / OFFICE

8' 11" x 8' 9" (2.72m x 2.67m) carpeted; window to front aspect; recently fitted with a range of good quality units including desk space, overhead shelf, side shelves and doors, radiator.

FIRST FLOOR LANDING

carpeted; loft access; radiator; airing cupboard with shelving.

BEDROOM 1

21' 9" x 8' 7" (6.65m x 2.64m) carpeted; including a range of fitted units comprising of four double wardrobes, 3 full length, 1 half with 3 drawer unit beneath; dressing table with drawers and 2x bedside units; radiator; inset spotlights; window to front aspect; door to:

EN SUITE SHOWER ROOM

tiled floor with underfloor heating; large walk in shower with electric shower unit; vanity unit comprising wash hand basin with cupboard under; wc with concealed cistern; frosted double glazed window; radiator; heated mirror.

BEDROOM 2

12' 4" x 11' 1" (3.78m x 3.4m) carpeted; window to front aspect; radiator; triple wardrobe and matching chest of drawers

BEDROOM 3

11' 1" x 9' 6" (3.4m x 2.9m) carpeted; over head storage unit (built-in cupboard); window to rear aspect; radiator.

BEDROOM 4

10' 0" x 9' 3" (3.07m x 2.82m) carpeted; including large storage cupboard; window to front aspect; radiator.

BATHROOM

laminate flooring; connected unit comprising wash hand basin with storage cupboards and drawers; WC; bath; shower cubicle with mains shower; heated towel rail; heated mirror; inset spotlights; frosted double glazed window to rear.

OUTSIDE

To the front of the property there is garden enclosed by laurel hedging, laid mainly to lawn with well stocked borders with shrubs and plants, a wrought iron gate and pathway to the front door. Side storage area. Pathway and side gate round to the rear garden mainly laid to lawn, timber shed, private door to garage. Rear driveway and a garage with up and over door, light, power and side door into the rear garden.

VIEWINGS

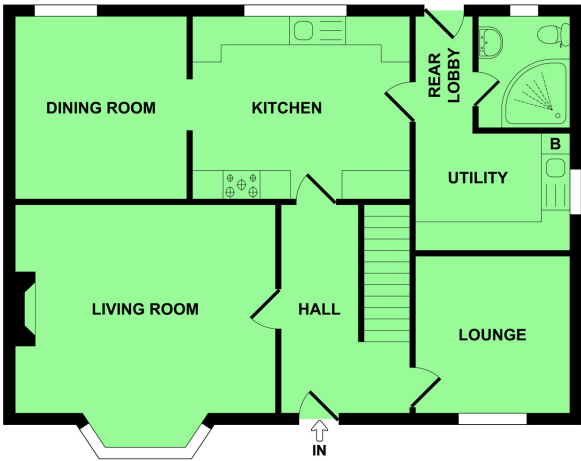
Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL BAND

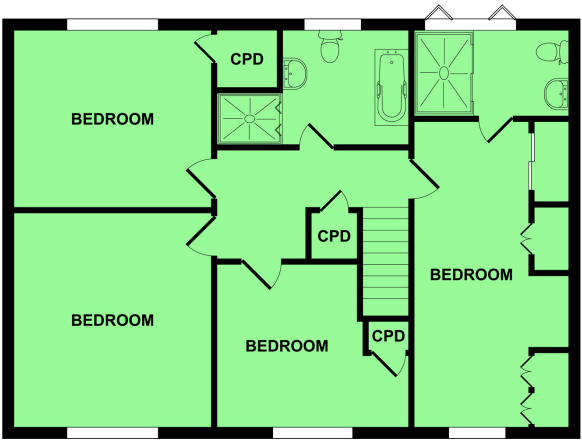
The property is currently listed as Band C

AGENTS NOTE

This property benefits from solar panels providing discounted electric throughout the year. This will result a £50pcm sundry charge.



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1463 SQ.FT. (135.90 SQ.M.)