



Howard's Way, Bradwell GREAT YARMOUTH NR31 9FU

welcome to

Howard's Way, Bradwell GREAT YARMOUTH

****GUIDE PRICE £365,000 - £375,000**** A well presented detached family home. Situated within a desirable village location.



Entrance Hall

Welcoming entrance hall, with carpeted flooring, radiator, ceiling light, wall sockets, access to garage & stairs leading to first floor landing

W/c

W/C, wash hand basin, radiator & ceiling light

Lounge

15' 1" x 10' (4.60m x 3.05m)

Spacious living area. A perfect central gathering space for relaxation and entertaining. With DG window to front aspect, carpeted flooring, wall sockets, ceiling light, radiator & TV point

Kitchen/diner

27' 9" x 9' 10" (8.46m x 3.00m)

Modern & well-appointed open plan kitchen diner, with DG window & 2 x uPVC French doors to rear aspect giving access to rear garden. A range off wall and base units with complimentary granite effect work surfaces over, built in electric oven & hob with extractor over, plumbing for washing machine, 1.5 bowl stainless steel sink & drainer with mixer tap, 3 x ceiling lights, radiator, cupboard housing boiler, space for free standing American style fridge freezer, power points, laminate flooring, TV point, space for dining table & large corner sofa

First Floor Landing

Carpeted flooring, loft access, ceiling light & access to first floor bedrooms & family bathroom

Bedroom One

13' 11" x 11' 6" (4.24m x 3.51m)

DG Window to front aspect, carpeted flooring, radiator, built in cupboard, ceiling light, wall sockets, TV point & access to en-suite shower room

En-Suite Shower Room

Opaque DG window to front aspect, wash hand basin, shower cubicle with tiled splashback, W/C, radiator, ceiling light & laminate flooring

Bedroom Two

13' 2" x 10' (4.01m x 3.05m)

DG Window to front aspect, carpeted flooring, TV point, ceiling light, radiator & wall sockets

Bedroom Three

10' 4" x 11' 1" (3.15m x 3.38m)

DG Window to rear aspect, carpeted flooring, radiator, wall sockets & ceiling light

Bedroom Four

12' x 9' 8" (3.66m x 2.95m)

DG Window to rear aspect, carpeted flooring, radiator, ceiling light & wall sockets

Bathroom

DG Opaque window to side aspect, W/C, wash hand basin, paneled bath with shower over, extractor fan, ceiling light, radiator, laminate flooring & partially tiled walls

Bedroom Five

7' 8" x 7' 2" (2.34m x 2.18m)

Currently used as a study, with DG Window to rear aspect, carpeted flooring, wall sockets, ceiling light & radiator

Rear Garden

Fully enclosed rear garden, mostly laid to lawn, small paved pathway to side giving access to front. Planted with potted plants & plenty of space for outdoor activities, alfresco dining & entertaining

Front Exterior

Aesthetically pleasing front exterior, with brick weave driveway for off road parking leading to double garage, lawed area to side and gated access to rear garden

Agents Notes

Selling as a Freehold



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welcome to

Howard's Way, Bradwell GREAT YARMOUTH

- A Well Presented 5 Bedroom Detached Family Home
- Modern & Contemporary Feel Throughout
- Tastefully Decorated
- Large Rear Garden, Double Driveway & integral Garage
- Enviably Village Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107340 - 0012

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