



Emerald Close, Bradwell Great Yarmouth NR31 9DR

welcome to

Emerald Close, Bradwell Great Yarmouth

Offered with ***NO ONWARD CHAIN*** A modern, Three bedroom end-terraced property. Perfect for anyone seeking a buy to let investment opportunity/family home or first time buy! Call us on today 01493 661999



Entrance Hall

11' 5" x 4' 5" (3.48m x 1.35m)

A welcoming and spacious entrance hall, with uPVC door to front aspect, wood effect laminate flooring, 2 x ceiling lights, radiator, built in storage cupboard, understairs storage, carpeted stairs to first floor landing, double glazed window to side and doors allowing access to ground floor reception rooms

Downstairs Cloakroom

Double glazed opaque window to front aspect, wash hand basin, W/C, radiator, partially tiled walls, and laminate flooring

Kitchen/Diner

16' 10" x 9' 2" (5.13m x 2.79m)

A modern and well appointed, open plan kitchen diner, comprising of double glazed windows to front and rear aspect. A range of white gloss wall and base units with integrated handles and complimentary wood effect worksurfaces over, 1.5 bowl sink and drainer with mixer taps, built in electric oven, gas hob and canopied stainless steel extractor over, free standing fridge/freezer, Integrated washing machine and dishwasher, inset ceiling spotlights, tiled flooring, wall sockets, radiator, TV point, and double glazed uPVC single door with access to rear garden

Lounge

16' 9" x 8' 11" (5.11m x 2.72m)

Double glazed window to front and side and uPVC patio doors to rear aspect, 2 x ceiling lights, wood effect laminate flooring, 2 x radiators, wall sockets and TV point

First Floor Landing

Double glazed window to side aspect, carpeted flooring, ceiling light, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

13' 2" x 8' 2" (4.01m x 2.49m)

Double glazed windows to front and side aspect, carpeted flooring, wall sockets, radiator, ceiling light, built in wardrobe and door to...

Ensuite Shower Room

8' 2" x 3' 2" (2.49m x 0.97m)

Double glazed opaque window to rear aspect, W/C, wash hand basin, built in shower cubicle with electric shower attachment and tiled splashback, inset ceiling spotlights, extractor fan, and tiled flooring

Bedroom Two

10' 6" x 9' (3.20m x 2.74m)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator,

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

Family Bathroom

6' 5" x 7' 3" (1.96m x 2.21m)

A modern three-piece suite, with double glazed opaque window to rear aspect, panelled bath with thermostatic shower attachment over, W/C, wash hand basin with mixer tap, heated towel radiator, inset ceiling spotlights, extractor fan, partially tiled walls and tiled flooring

Rear Garden

A spacious, and well presented fully enclosed rear garden. The garden is surrounded by a sturdy timber and brick post fence boundary, ensuring added privacy. The garden is predominantly laid to lawn, flanking the lawn are two boarded areas thoughtfully planted with mature trees and plant life. Adjacent to the lawn are two paved patio areas, ideal for outdoor dining and perfect for hosting family barbeques, relaxing or enjoying the surroundings. A small timber storage shed, to side provides convenient storage solutions for outdoor gardening tools. The garden also features gated access that conveniently leads to the front of the property.

Front Exterior

Aesthetically pleasing front exterior, with large lawned area to side, a small paved pathway leads

you to gated access to the rear of the property, and a brickweave driveway, allows for off road secure parking

Location

Bradwell is a quiet, friendly family neighbourhood. Amenities are easily accessible and close to local village shops, doctors surgery, transport links, and a short walk or drive to Gorleston-On-Sea's stunning sandy beach stretching into the distance below cliff gardens and a grand promenade, local highstreet shops, restaurants, public houses and James Paget Hospital. The Norfolk and Suffolk Broads are also just a short drive away and direct train links are available from Great Yarmouth into the Cathedral City of Norwich.



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welcome to

Emerald Close, Bradwell Great Yarmouth

- ***CHAIN FREE*** Modern Three Bedroom End-Terrace House
- Driveway For Secure off Road Parking
- Gas Central Heating & Double Glazing
- Spacious Landscaped Rear Garden
- Desirable Village Location

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107775 - 0002

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william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk