



Ellis Drive, Bradwell Great Yarmouth NR31 9XP

welcome to

Ellis Drive, Bradwell Great Yarmouth

GUIDE PRICE £375,000 TO £400,000 Ellis Drive, where village living meets convenience. Exceptional 4/5 bed detached house, well presented throughout. This stunning family home is situated within the desirable village location of Bradwell, with amenities easily accessible



Entrance Hall

14' x 3' 8" (4.27m x 1.12m)

A welcoming entrance hall, comprising of double glazed uPVC door to front aspect. Wood effect laminate flooring, radiator, ceiling light, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Dining Room/Bedroom Five

10' 9" x 9' 11" (3.28m x 3.02m)

Versatile space which could be utilised as a dining room, further bedroom, or home office. With double glazed window to front aspect. wood laminate flooring, wall sockets, ceiling light, radiator, and TV point

Lounge

13' 2" x 10' 9" (4.01m x 3.28m)

A perfect central gathering hub, to relax as a family, with double glazed window to front aspect. Wood effect laminate flooring, ceiling light, wall sockets, TV point, radiator, and feature inset wall mounted electric fire

Kitchen/Dining Room

20' 3" x 9' 5" (6.17m x 2.87m)

A modern and well-appointed kitchen/diner, with double glazed window and uPVC French doors to rear aspect, opening out into garden. A range of white gloss wall and base units, with complimentary worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built in double electric oven, induction hob and stainless steel extractor over, space for American style fridge/freezer, space and plumbing for dishwasher, tiled splashback, radiator, 2 x ceiling lights, wood effect laminate flooring, and door to...

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m)

A useful utility room, that seamlessly flows from the kitchen, with uPVC double glazed door to rear aspect, opening into rear garden. Wood effect laminate flooring, granite worktop with built-in cabinetry, space and plumbing for washing

machine/tumble dryer, wall mounted boiler, radiator, wall sockets, and ceiling light

Cloakroom

Opaque double glazed window to rear aspect. Wash hand basin with tiled splashback, W/C, radiator, wood effect laminate flooring, and ceiling light

First Floor Accommodation Landing

Gallery landing, with double glazed window to rear aspect, with views of the rear garden. Carpeted flooring, wall sockets, ceiling light, loft access, built-in storage/airing cupboard, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, wall sockets, fitted wardrobes, TV point, and door to...

En-Suite Shower Room

Double glazed opaque window to rear aspect. Pedestal wash hand basin, W/C, built-in shower cubicle with thermostatic shower attachment, ceiling light, extractor fan, heated towel radiator, fully tiled walls and flooring

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to front aspect. Carpeted flooring, TV point, ceiling light, walls sockets, and radiator,

Bedroom Three

9' 10" x 8' 11" (3.00m x 2.72m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and TV point

Bedroom Four/Dressing Room

7' 10" x 7' 9" (2.39m x 2.36m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, radiator, and TV point

Family Bathroom

3-piece suite, with double glazed opaque window to rear aspect. Panelled bath with thermostatic shower attachment over, pedestal wash hand basin, W/C, extractor fan, heated towel radiator, ceiling light, fully tiled walls and flooring

Rear Garden

A well presented, expansive rear garden, fully enclosed by a robust timber and brick-post fence boundary, providing added privacy. Thoughtfully paved for effortless upkeep, and outlines the space beautifully, serving an ideal spot for outdoor gatherings and enjoying the surroundings. For added convenience the garden includes cold water tap and outdoor lighting, alongside gated access providing for easy entry and exit, giving access to a brickweave driveway to the rear of the property which allows for secure off road parking, for upto three vehicles, in front of garage with up and over door.

Front Exterior

The front exterior of this property excudes aesthetic appeal. A small paved pathway leads you to the front entrance, with two well maintained shingled areas to either side

Garage

Up and over, with power and lighting

Agents Note

Washer/Dryer and American style fridge/freezer, included with the sale of the property



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welcome to

Ellis Drive, Bradwell Great Yarmouth

- Well Presented Detached 4/5 Bedroom Family Home
- Utility Room
- Cloakroom, Master with Ensuite Shower Room & Separate Family Bathroom
- Double Glazing & Gas Central Heating
- Ready to be Enjoyed by its New Owners

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107905 - 0004

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