



Fulmar Close, Bradwell Great Yarmouth NR31 8JG

welcome to

Fulmar Close, Bradwell Great Yarmouth

GUIDE PRICE £250,000 TO £260,000 A beautiful 3 bedroom detached property, offers a perfect blend of modern living and comfort, ideal for a growing family. benefiting from free flowing accommodation throughout. Located within the desirable village location of Bradwell



Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC and glazed door to side aspect. Tiled flooring, ceiling light, carpeted stairs to first floor landing and doors with access to ground floor reception rooms

Cloakroom

Downstairs cloakroom, with double glazed opaque window to front aspect. Low level W/C, wash hand basin with built in vanity unit, ceiling light, towel rail, tiled flooring and fully tiled walls

Lounge

14' 10" x 12' 1" (4.52m x 3.68m)

A perfect central gathering hub to relax as a family, with double glazed window to front and side aspect, carpeted flooring, pendant ceiling light, wall sockets, coved ceiling, TV point, electric feature wall mounted fireplace and lovely archway with cornice opening into..

Dining Room

10' 4" x 9' 1" (3.15m x 2.77m)

uPVC double glazed sliding patio doors, allowing access to conservatory and window to side aspect. Carpeted flooring, pendant ceiling light, wall sockets, coved ceiling and electric radiator

Conservatory

18' 10" x 9' 6" (5.74m x 2.90m)

A uPVC and brick built conservatory, with wrap around double glazed windows, patio sliding doors to rear and single door to side aspect, with access to garden. wall mounted ceiling lights, TV point, laminate flooring, and wall sockets

Kitchen

8' 7" x 10' 4" (2.62m x 3.15m)

A modern and well-appointed kitchen, with double glazed window to rear and single uPVC door to side aspect. A range of wall and base units, with complimentary marble effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine and dishwasher,

space for fridge/freezer, built in electric oven and grill, electric hob and extractor over, partially tiled walls, wall sockets, and ceiling light

First Floor Accommodation

Landing

Carpeted flooring, ceiling light, and loft access

Master/Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to front aspect, carpeted flooring, fan ceiling light, wall sockets, TV point and electric radiator

Shower Room

A modern 3-piece suite, with double glazed opaque window to front aspect, W/C unit, wash hand basin with built in vanity storage unit, walk in shower cubicle with thermostatic shower attachment, inset ceiling spotlights, partially tiled walls, built in storage cupboard, and vinyl flooring

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)

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

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Currently used as a home office

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

Rear Garden

The rear garden, is a well presented outdoor space, defined by its study timber and brick post fencing, ensuring added privacy, The garden is predominantly laid with artificial grass. Adjacent to the lawn, a charming patio area, provides a welcoming spot for relaxing, family meals and entertaining guests. Planted borders enrich the garden's landscape, featuring a variety of mature trees and potted plants. For convenience, the garden boasts gated access to

the front of the property, allowing for easy entry and exit, while maintaining the enclosed feel of the space

Front Exterior

Aesthetically pleasing front exterior, with paved driveway for secure off road parking with space for two vehicles, in front of garage with up and over door.



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welcome to

Fulmar Close, Bradwell Great Yarmouth

- Three Bedroom Detached Family Home
- Open Plan Lounge and Dining Room
- Conservatory & Downstairs Cloakroom
- Garage and Driveway
- Well Presented Enclosed Rear Garden

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107822 - 0009

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