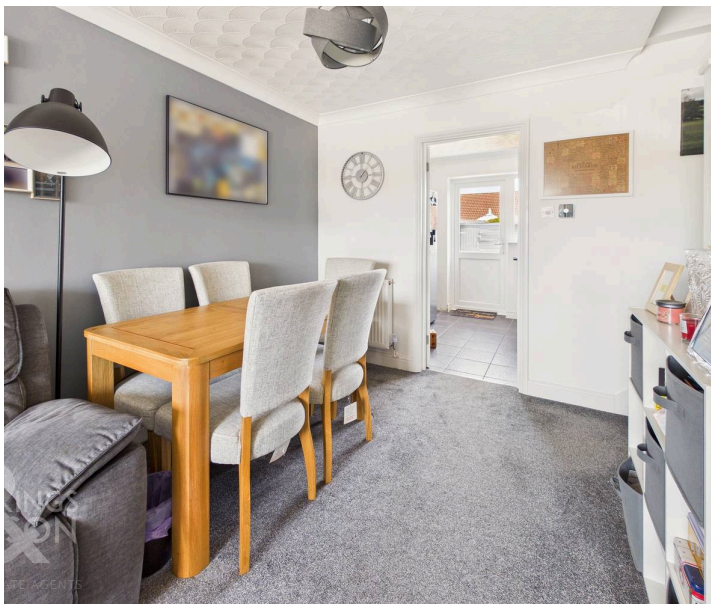




El Alamein Way, Bradwell - NR31 8SY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



El Alamein Way

Bradwell, Great Yarmouth

This BEAUTIFULLY PRESENTED END-OF-TERRACE HOUSE is ready for you to move straight in, having been FULLY REDECORATED with ALL NEW FLOORING AND CARPETS throughout. Step inside via NEW uPVC EXTERNAL DOORS installed in 2021 alongside all new windows into a welcoming PORCH entrance that leads directly into the BRIGHT AND AIRY 19' OPEN SITTING/DINING ROOM, creating a versatile living space perfect for entertaining or relaxing. The home moves seamlessly into the MODERN KITCHEN, which provides ample storage and workspace for keen cooks. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS, both offering plenty of space for furnishings and storage, while the BRAND NEW BATHROOM fitted in 2024 alongside the GAS CENTRAL HEATING SYSTEM adds a stylish and contemporary touch to the home with added year round comfort. To the front of the home, you benefit from ALLOCATED OFF ROAD PARKING, making life easy and convenient from the moment you arrive allowing ample parking for guests to enjoy.

Council Tax band: B

Tenure: Freehold

- End-Of-Terrace House
- Gas Central Heating & Brand New Bathroom Added In 2024
- Fully Redecorated With New Flooring & Carpets
- All New uPVC External Doors & Windows
- 19' Open Sitting/Dining Room Flowing Into The Kitchen
- Two Double Bedrooms
- Fully Enclosed Rear Garden With Open Green Space Next Door For Additional Privacy
- Allocated Off Road Parking To The Front Of The Home

The village of Bradwell offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from to other parts of Bradwell and onto Great Yarmouth via Gorleston. Bradwell also has doctors surgeries, pharmacies, dentists, a post office, petrol filling stations, pubs, clubs and a range of schools for all ages. Gorleston is about two miles away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores.



Gorleston has a beautiful award winning unspoiled sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

SETTING THE SCENE

The property is found in a tucked away section off this ever popular development where an open concrete space at the front of the property allows for ample off road parking. The property sits next to an open green space and play park providing privacy with timber swinging gate coming to the left hand side of the home for easy garden access.

THE GRAND TOUR

Once inside, a porch style entrance creates the ideal space to slip off coats and shoes before heading into the remainder of the home with a low level radiator ensuring year round comfort. Newly laid carpeted flooring reaches out through the 19' open plan sitting and dining room with newly fitted uPVC double glazed windows to the front of the room allowing natural light to flood the space. The large open flooring of this room allows for a potential choice of layout soft furnishings to accommodate both a formal sitting and dining room suite. Underneath the stairs is a handy storage space with stairs leading around taking you towards the first floor. At the very rear of the home a modern kitchen provides ample wall and base mounted storage units with tiled splashbacks and integrated oven with flooring open on the opposite side of the room to allow for a breakfast table and access door leading into the rear garden.

The first floor landing splits in each direction to take you into each of the double bedrooms with the larger of the rooms being located at the front of the property, each room benefiting from newly laid carpets, a fresh redecoration and newly fitted windows. Sat between each of the bedrooms is a fully modernized bathroom suite - the space features a rainfall shower head and glass screen mounted over the bath, easy to maintain aqua board surround, tall heated towel rail and vanity storage.

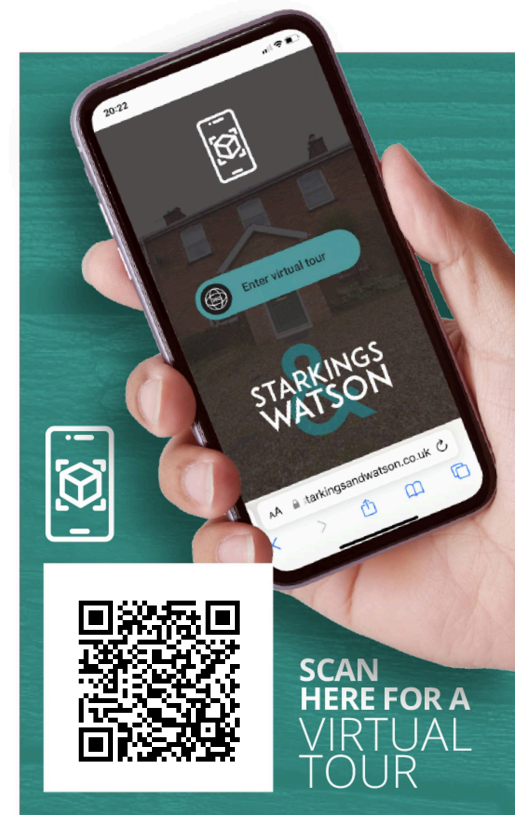
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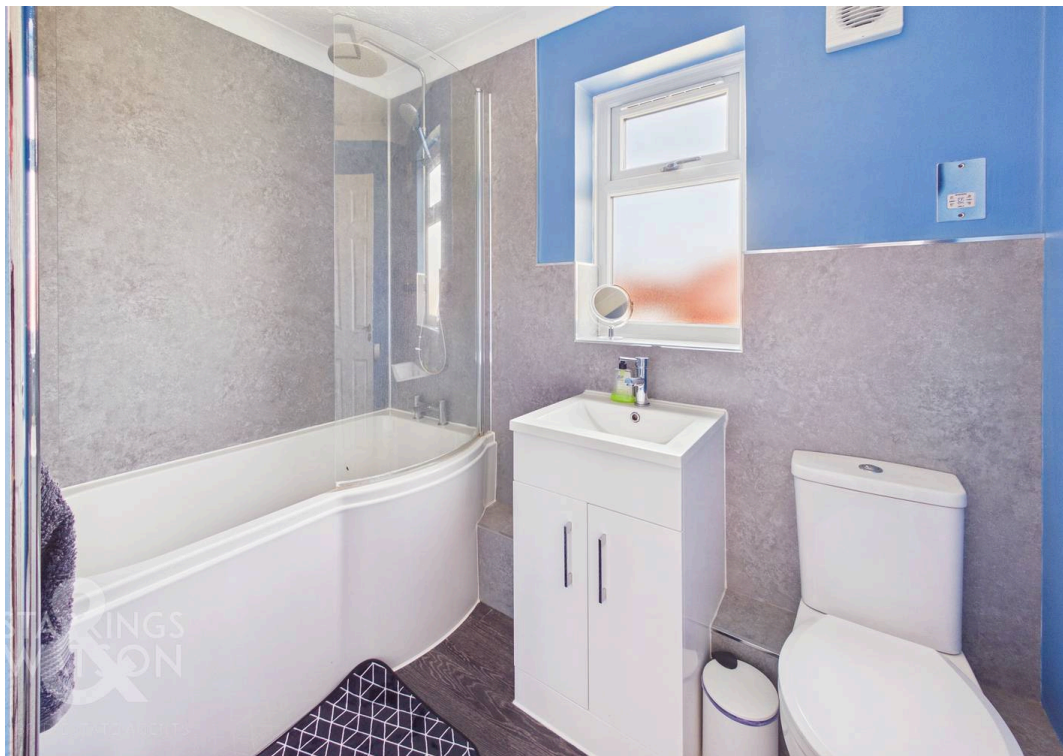
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





THE GREAT OUTDOORS

The rear garden, courtesy of the property's position, is slightly larger than average with both a patio seating area and open lawn creating the perfect space to sit and enjoy the warmer months. Located at the very rear of the garden is a timber storage shed with side access ideal for further storage if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

625 ft²
58 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.