Aldreds
Estate Agents

114 Kings Drive

, Bradwell, NR31 8TE

Offers In Excess Of £450,000

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This outstanding 4 bedroom detached family home is pleasantly positioned in a cul-de-sac with a secluded rear garden, ample parking and a longer than average double garage. The property offers very well presented accommodation including 3 reception rooms, a stunning kitchen/breakfast room, utility room, a welcoming entrance hall, ground floor cloakroom, galleried landing, impressive en-suite shower room and family bathroom. There is gas central heating, a burglar alarm system and UPVC double glazed windows throughout.

Entrance Hall

Composite entrance door with double glazed panels either side. Radiator. Electronic thermostat control heating. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing. Inset ceiling spotlights. Coving.

Cloakroom

6'2" x 3'1" (1.88m x 0.94m)

White WC with concealed cistern and cupboards either side. Wash basin with tiled splashback and cupboards below. Radiator. Extractor. Coving.

Lounge

22'1" x 12'6" plus bay (6.73m x 3.81m plus bay)

Two radiators. Fixed media/display with lighting and a sleek electric remote controlled fire. Inset ceiling spotlights. Coving. Two UPVC double glazed window side aspect. Bay with UPVC double glazed windows to front aspect.

Garden Room

12'0" x 11'0" (3.66m x 3.35m)

Two radiators. Television point. UPVC double glazed windows to side and aspects. UPVC double glazed doors leading out to a paved patio and rear garden.

Dining Room

11'4" x 10'11" (3.45m x 3.33m)

Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

Kitchen

15'5" x 11'0" (4.70m x 3.35m)

Quartz worktops with a range of cupboards and drawers below. One and a half bowl stainless steel sink with mixer tap and hose attachment. Matching wall cupboard with down lighter spotlights below. Tall unit with cupboard above and drawer below a built-in fan assisted oven and grill and a built-in combination microwave oven. Induction hob with an extractor above. Dishwasher. Integrated fridge and freezer. Wine fridge. Cupboard with a wall mounted gas fired boiler. Island unit with quartz worktop, cupboards below, pull-out bin/recycling drawer and a breakfast bar . Radiator. Television point. Inset ceiling spotlights. UPVC double glazed windows to side and rear aspects.

Utility Room

8'1" x 6'2" (2.46m x 1.88m)

Quartz worktop with cupboard below containing a water softener and a stainless steel single drainer the sink with mixer tap. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Extractor. Coving. UPVC door with double glazed panel to side.

First Floor

Galleried Landing

Radiator. Built-in airing cupboard with a megaflo hot water cylinder and slatted shelf. Coving. Loft access hatch. UPVC double glazed window to front aspect.

Bedroom 1
12'9" x 12'0" max, 10'1" min (3.89m x 3.66m max, 3.07m min)
Radiator. Television point. Feature wall panelling. Built-in wardrobes along one wall. Coving. UPVC double glazed window to rear aspect.

En-suite Shower Room
7'8" x 5'6" (2.34m x 1.68m)
Three quarter tiled walls and a large shower cubicle with mixer shower, shower attachment and a rainfall fitting above. White WC. Wash basin with mixer tap and drawers below. Chrome towel radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

Bedroom 2
12'4" x 10'2" plus recess (3.76m x 3.10m plus recess)
Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

Bedroom 3
12'8" x 9'6" (3.86m x 2.90m)
Radiator. Television point. Coving. UPVC double glazed window to front aspect.

Bedroom 4
8'7" x 7'8" (2.62m x 2.34m)
Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

Family Bathroom
Fully tiled walls and a large shower cubicle with mixer tap, shower attachment and a rainfall fitting above. White suite comprising panelled bath with mixer tap and a shower hose. Wash basin with drawers below. WC. Chrome towel radiator. Mirrored wall cabinet. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.

Outside
A wide brickweave driveway provides ample parking and leads to an adjoining double garage measuring 6.48m deep x 5.44m wide (21'3" x 17'10") with an electric remote controlled door, light and power, overhead storage space, part glazed door to a covered area to the utility room door. Lawned garden area. A gate and pathway to the side of the house leads to the rear garden which is fully enclosed and laid to lawn with an additional walled garden area. Paved patio with a pergola to the immediate rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

Council Tax
Great Yarmouth Borough Council - Band E

Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

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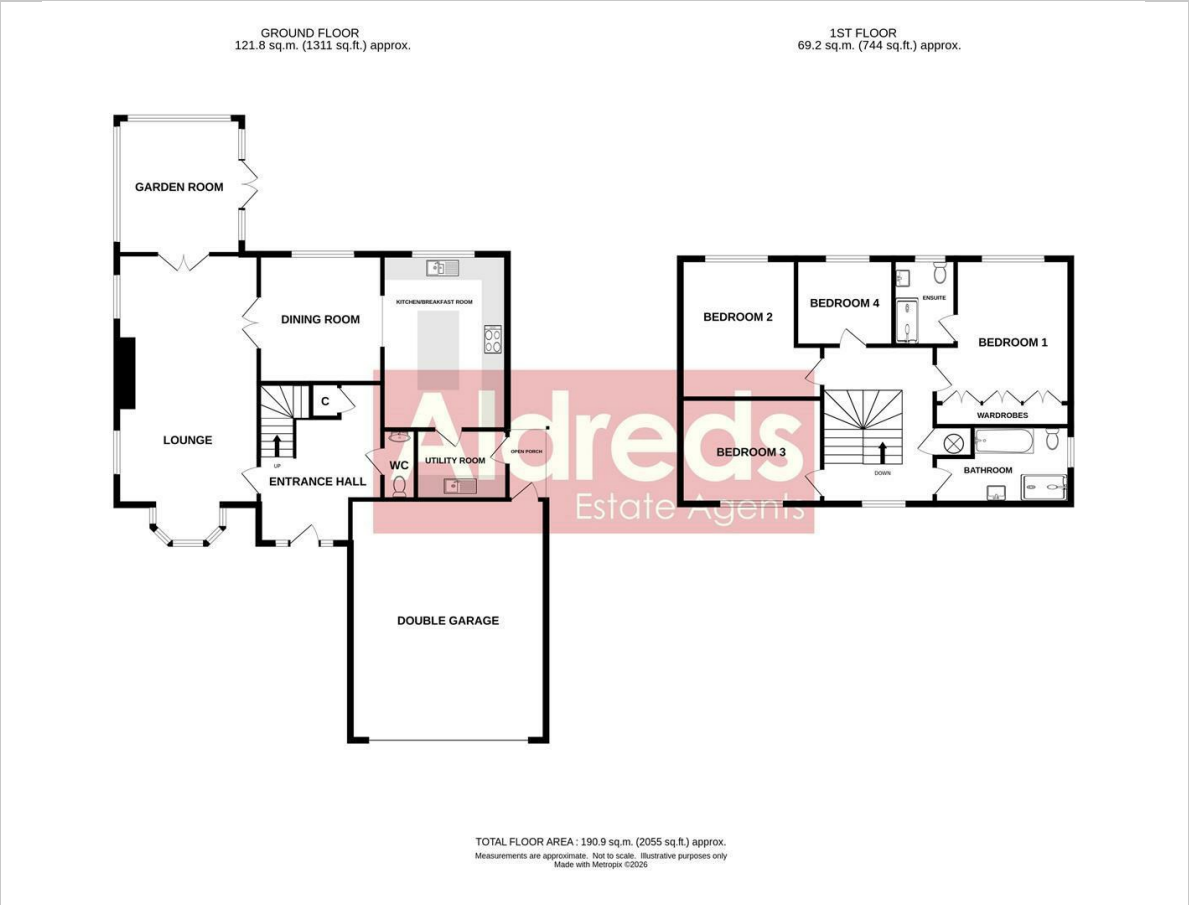
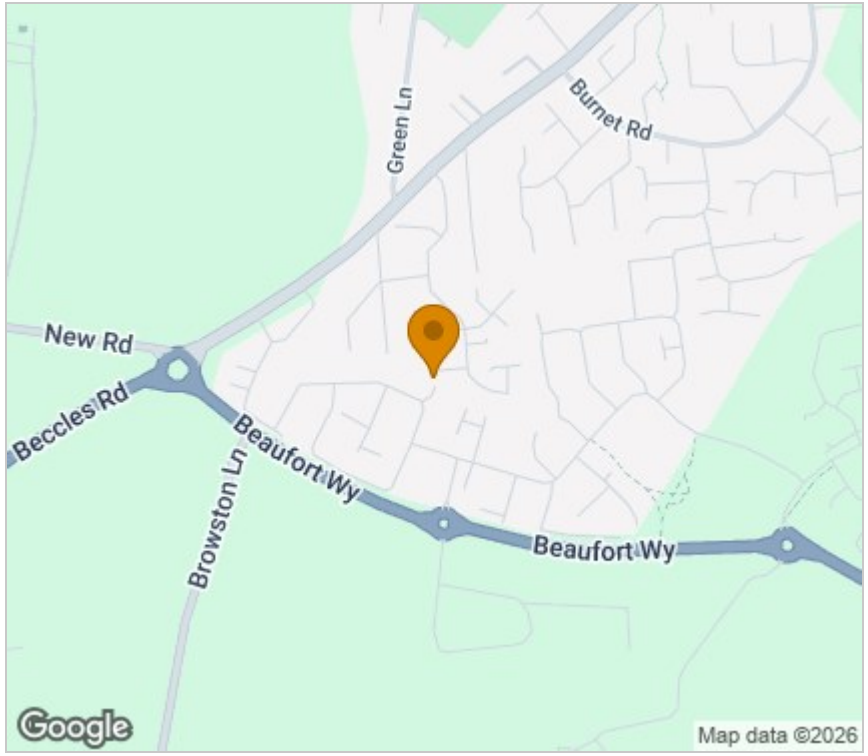
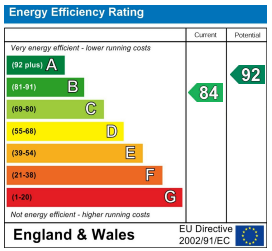
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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