

Aldreds
Estate Agents

32 Cormorant Way, Bradwell, NR31 9UH

Offers Over £255,000

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32 Cormorant Way

, Bradwell, NR31 9UH

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- Semi-Detached House
- South Facing Rear Garden
- Ground Floor Cloakroom
- Kitchen/Diner
- Gas Central Heating & UPVC Double Glazing
- 3 Bedrooms
- En-suite Shower Room
- Bathroom
- Lounge
- Driveway



This 3-bedroom semi-detached house has a good size south facing rear garden and offers well presented accommodation including hall, ground floor cloakroom, kitchen/diner with integrated appliances, lounge with doors to the rear garden, en-suite shower room and bathroom. In addition, the property benefits from gas central heating & UPVC double glazing.





Entrance Hall

UPVC entrance door with double glazed panels. Radiator. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing. Smooth plaster ceiling. Coving.

Cloakroom 6'5" x 2'11" (1.96m x 0.89m)

White WC and suspended hand wash basin with tiled splashback. Radiator. Coving. Smooth plaster ceiling with inset spotlight. UPVC double glazed window to front.

Kitchen/Diner 14'4" x 9'1" (4.37m x 2.77m)

Worktops with matching up stands and cupboards and drawers below. Single drainer sink with mixer tap. Matching wall cupboards. Built-in fan assisted double oven and grill with cupboard above and below. Matching wall cupboards. Built-in microwave oven. Integrated washer dryer. Integrated refrigerator and freezer. Radiator. Cupboard concealing a wall mounted gas fired boiler. Coving. Smooth plaster ceiling within inset spotlights. UPVC double glazed windows to front and side aspects. UPVC door with double glazed panel to side.



Lounge 16'3" x 11'3" max, 9'7" min (4.95m x 3.43m max, 2.92m min)

Radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to rear aspect. UPVC double glazed doors to a decked patio and rear garden.

First Floor

Landing

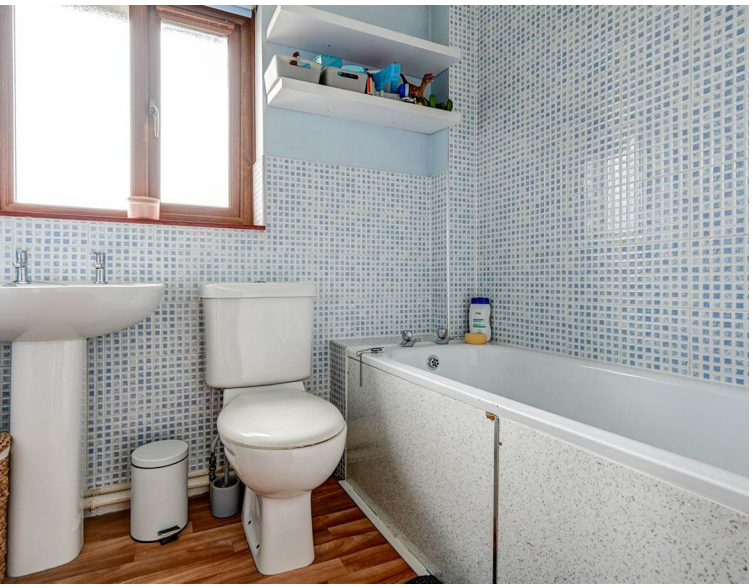
Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Coving. Smooth plaster ceiling with loft access hatch.

Bedroom 1 10'1" x 9'3" (3.07m x 2.82m)

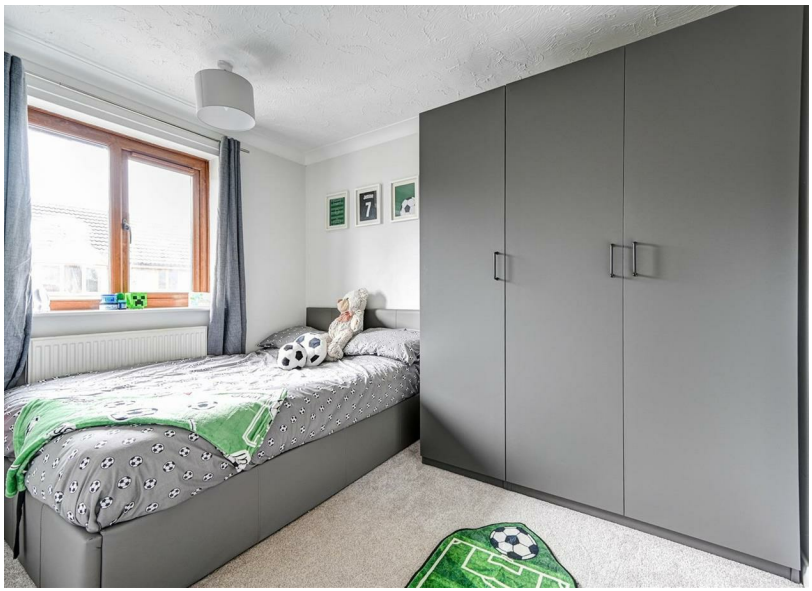
Radiator. Television and telephone points. Built-in double wardrobe. Coving. UPVC double glazed window to rear aspect.

En-suite Shower Room 4'10" x 4'8" plus shower (1.47m x 1.42m plus shower)

Recessed shower cubicle with an electric shower unit and screen door. Wash basin with mixer tap and cupboard below. Tiled splashback. WC. Radiator. Shaver point. Extractor. Coving. UPVC double glazed window to side.







Bedroom 2 10'6" x 7'10" (3.20m x 2.39m)
Radiator. Coving. UPVC double glazed window to front aspect.

Bedroom 3 8'1" x 7'6" max (2.46m x 2.29m max)
Radiator. Large built-in wardrobe/storage cupboard. Coving. UPVC double glazed window to front aspect.

Bathroom 6'8" x 6'1" (2.03m x 1.85m)
White suite comprising a panelled bath with tiled surround and a mixer shower above (not currently working). Pedestal wash basin with tiled splashback. WC. Radiator. Shaver point. Extractor. Coving. UPVC double glazed window to rear.

Outside
A driveway leads through double gates to the side of the property. The rear garden is South facing, enclosed and low maintenance with an artificial lawn and a large decked patio area to the immediate rear of the property. Towards the rear boundary is a children's play area.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band C

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.

Directions
From the Gorleston office head north along the High Street and continue into High Road. At the traffic lights turn left into Beccles Road and at the roundabout take the third exit into Burgh Road. Continue into Bradwell, over the mini roundabout and at the next roundabout turn right into Gapton Hall Road. Take the first right turn right into Shearwater Drive and then first right onto Cormorant Way. Follow the road to the end and round to the left where the property will be found on the right hand side.

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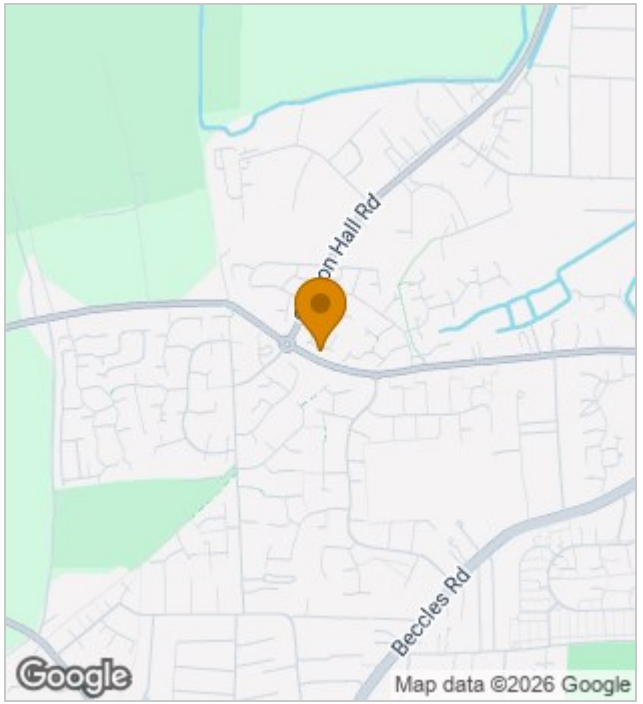




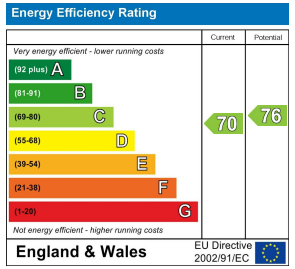
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA