



28 Wainscot Drive

Bradwell, NR31 9BP

£1100 pcm

EPC Rating B

Beautiful three-bedroom end terraced home with comfortable sized rooms designed with the growing family in mind. On the ground floor the kitchen/dining area is perfect for family time, alongside a living room and a cloakroom. On the first floor you will find 3 bedrooms, en-suite and family bathroom. The property benefits from gas central heating, double glazed windows and two allocated parking spaces.

ENTRANCE HALL

luxury vinyl flooring; window to rear; storage cupboard.

CLOAKROOM

tiled flooring; wc; wash hand basin; window to front.

LIVING ROOM

16' 9" x 8' 10" (5.11m x 2.69m) luxury vinyl flooring; window to front; patio door to rear garden; two radiators; multimedia power and aerial socket.

KITCHEN / DINING ROOM

16' 9" x 9' 2" (5.11m x 2.79m) tiled flooring; radiator; window to front and window and door to rear; range of fitted high gloss units with wood effect laminate worktop over; double electric oven; gas hob with extractor over; stainless steel inset sink; integral washer/dryer.

FIRST FLOOR LANDING

carpet; window to rear; storage cupboard.

BEDROOM 1

13' 2" x 8' 3" (4.01m x 2.51m) fitted carpet; fitted wardrobe; window to front.

EN SUITE SHOWER ROOM

tiled flooring; shower enclosure; wc; hand wash basin; window to rear.

BEDROOM 2

9' 2" x 10' 6" (2.79m x 3.2m) fitted carpet; radiator; window to front.

BEDROOM 3

9' 2" x 7' 6" (2.79m x 2.29m) fitted carpet; radiator; window to front.

BATHROOM

bath with mixer tap and shower attachment; wash hand basin; wc; half tiled walls; tiled flooring; chrome heated towel rail; downlights; shaver point; extractor fan; frosted window.

OUTSIDE

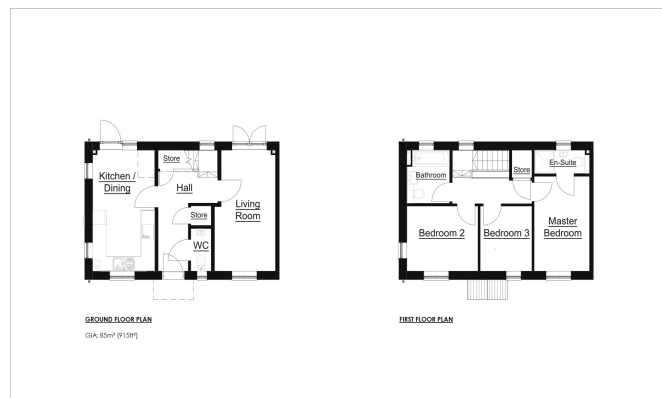
Two allocated parking spaces to front. Rear garden laid to lawn with patio slabs and gate for access.

SERVICES

Mains water; electricity, drainage and gas are connected to the property.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.



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Agents Note: 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