



**Fellowes Drive, Bradwell Great Yarmouth NR31 8QR**

**welcome to**

**Fellowes Drive, Bradwell Great Yarmouth**

This 4 Bedroom detached family home, combines spacious accommodation, stylish interiors, and a desirable village location, making it an ideal choice for families seeking both comfort and convenience. Call us today on (01493) 661999



## Entrance Hall

A welcoming entrance hall, comprising off uPVC door and opaque glazed windows to front aspect. Built-in cloak storage cupboard, 2 x radiators, wall and ceiling lights, Artex ceiling and coving, LVT flooring, carpeted stairs to first floor landing, and door allowing access to ground floor reception rooms

## Lounge

20' 3" x 12' 6" ( 6.17m x 3.81m )

A perfect central gathering hub to relax as a family, with double glazed uPVC window to front aspect. Double glazed doors lead into downstairs bedroom/Study space. LVT flooring, radiator, Artex ceiling and coving, ceiling light, power points, 2 x inset alcoves, and feature media wall housing television and electric fireplace. Opening into...

## Dining Room

19' 11" x 9' 5" ( 6.07m x 2.87m )

Open plan kitchen and dining room.

Dining Room: Double glazed window to front and uPVC door to side, allowing access into rear garden. Smooth plastered ceiling and coving, LVT flooring, radiator, inset LED spotlighting, TV point, power points, and opening into..

## Kitchen

13' 2" x 6' 11" ( 4.01m x 2.11m )

A modern and well-appointed kitchen, with double glazed window to side & rear aspect. An extensive range of modern, sleek graphite Grey wall and base units and recessed handles, finished with complimentary marble effect worksurfaces, 1. bowl granite sink and drainer with mixer taps, recess housing American style fridge/freezer, integrated electric oven and microwave, induction hob, and concealed extractor over, integrated wine cooler, dishwasher, and washing machine, LVT flooring, smooth plastered ceiling and coving, power points, inset LED spotlighting, pendant ceiling light, and tiled splashback

## Study/Bedroom Four

Currently utilised as a downstairs bedroom. Double glazed uPVC window to rear aspect. Artex ceiling and coving, LVT flooring, ceiling light, power points, radiator, partially panelled wall, and fitted wardrobes

## First Floor Accommodation Landing

Carpeted flooring, radiator, loft access, Artex ceiling and coving, and ceiling light. Doors allow access to first floor bedrooms and family bathroom

## Master Bedroom

12' 3" x 12' 1" ( 3.73m x 3.68m )

Double glazed window to front aspect. Carpeted flooring, ceiling light, power points, TV point, Artex ceiling and coving, and fitted wardrobes

## Ensuite Shower Room

Double glazed opaque window to rear aspect. Walk-in shower cubicle with wall mounted Chrome thermostatic shower attachment, pedestal wash hand basin, low level W/C, built-in storage cupboards, radiator, vinyl flooring, and partially tiled walls

## Bedroom Two

10' 7" x 9' 5" ( 3.23m x 2.87m )

Double glazed window to front. Carpeted flooring, ceiling light, power points, radiator, Artex ceiling and coving

## Bedroom Three

13' x 7' 1" ( 3.96m x 2.16m )

Double glazed window to rear aspect. Carpeted flooring, Artex ceiling and coving, power points, ceiling light, radiator, and built-in wardrobe

## Family Bathroom

2 piece suite, with double glazed opaque window to side aspect. Panelled bath with shower attachment over, pedestal wash hand basin, radiator, ceiling light, extractor fan, partially tiled walls, vinyl flooring, and Artex ceiling and coving

## W/C

Double glazed opaque window to side aspect. Low

level W/C, vinyl flooring, partially tiled walls, and ceiling light

## Rear Garden

A well presented South facing rear garden. Fully enclosed by a brick-wall boundary, and mature hedgerow, providing added privacy. The garden is predominantly laid to lawn with feature raised brick border. Adjacent to the lawn is a brick paved area, providing a perfect spot for outdoor seating and entertaining. Gated side access and additional gate allowing access to front driveway. The garden also benefits from convenient outdoor lighting, cold water tap, and two timber storage sheds. Additionally a double glazed uPVC door provides access into...

## Garage

17' 7" x 8' 2" ( 5.36m x 2.49m )

Up and over door, working electricity and lighting

## Front Exterior

An aesthetically pleasing front exterior, with brickweave and block paving driveway, providing secure off road parking for upto six vehicles. Feature bordered area to side, planted with a variety of mature trees, plants and colourful shrubs. Timber gated access to side leads you to rear garden and door into kitchen/diner



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welcome to

## Fellowes Drive, Bradwell Great Yarmouth

- Superb Four Bedroom Detached Family Home
- Ready to be Enjoyed by its New Owners
- Master with En-Suite Shower Room
- Double Glazing & Gas Central Heating
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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