

Aldreds
Estate Agents



21 Delph Road

Bradwell, Great Yarmouth, NR31 9GF

Offers In Excess Of £330,000



4



2



2



B

21 Delph Road

Bradwell, Great Yarmouth, NR31 9GF

A fantastic executive style four bedroom detached house sitting on the popular Bluebell Meadow. The property has an entrance hall, lounge, dining room, kitchen/breakfast room, utility room and a cloakroom. On the first floor there is a landing, master bedroom with ensuite, three further bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. Gardens to front & rear and a driveway to a garage which is currently partitioned in to storage at front and a gym/bar to rear. Carpets as fitted are included in the asking price.

Entrance Hall

Door to front, stairs rising to landing, radiator.

Lounge

13'11" x 10'10" (4.24 x 3.30 (4.23 x 3.29))

Double glazed window to front aspect, radiator.

Dining Room

10'9" x 9'10" (3.28 x 3.00)

Double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

20'3" x 9'6" (6.17 x 2.90)

Base & wall mounted units with worktops, double glazed window to rear aspect, double glazed French doors to rear garden, stainless steel sink with drainer, integrated dishwasher, gas hob, electric oven, integrated fridge/freezer.

Utility Room

6'2" x 5'3" (1.88 x 1.60)

Base units with worktops, wall mounted gas boiler, plumbing for washing machine, door to rear.

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, radiator.

Landing

Loft access.

Master Bedroom

12'3" x 11'5" (3.73 x 3.48)

Double glazed window to rear aspect, radiator, door to





Ensuite

Shower in tiled cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

Bedroom 2

11'6" x 8'6" (3.51 x 2.59)

Double glazed window to front aspect, radiator.

Bedroom 3

9'10" x 9'0" (3.00 x 2.74)

Double glazed window to front aspect, radiator.

Bedroom 4

8'3" x 7'9" (2.51 x 2.36)

Double glazed window to front aspect, radiator.

Bathroom

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, part tiled wall, heated towel rail.

Outside

Driveway to garage which is currently partitioned. Lawned front garden. To the rear there is a paved patio area, astroturf garden and a decked patio. Gardens to front & rear and a driveway to a garage with is currently partitioned in to storage at front and a gym/bar to rear with power & light.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band D

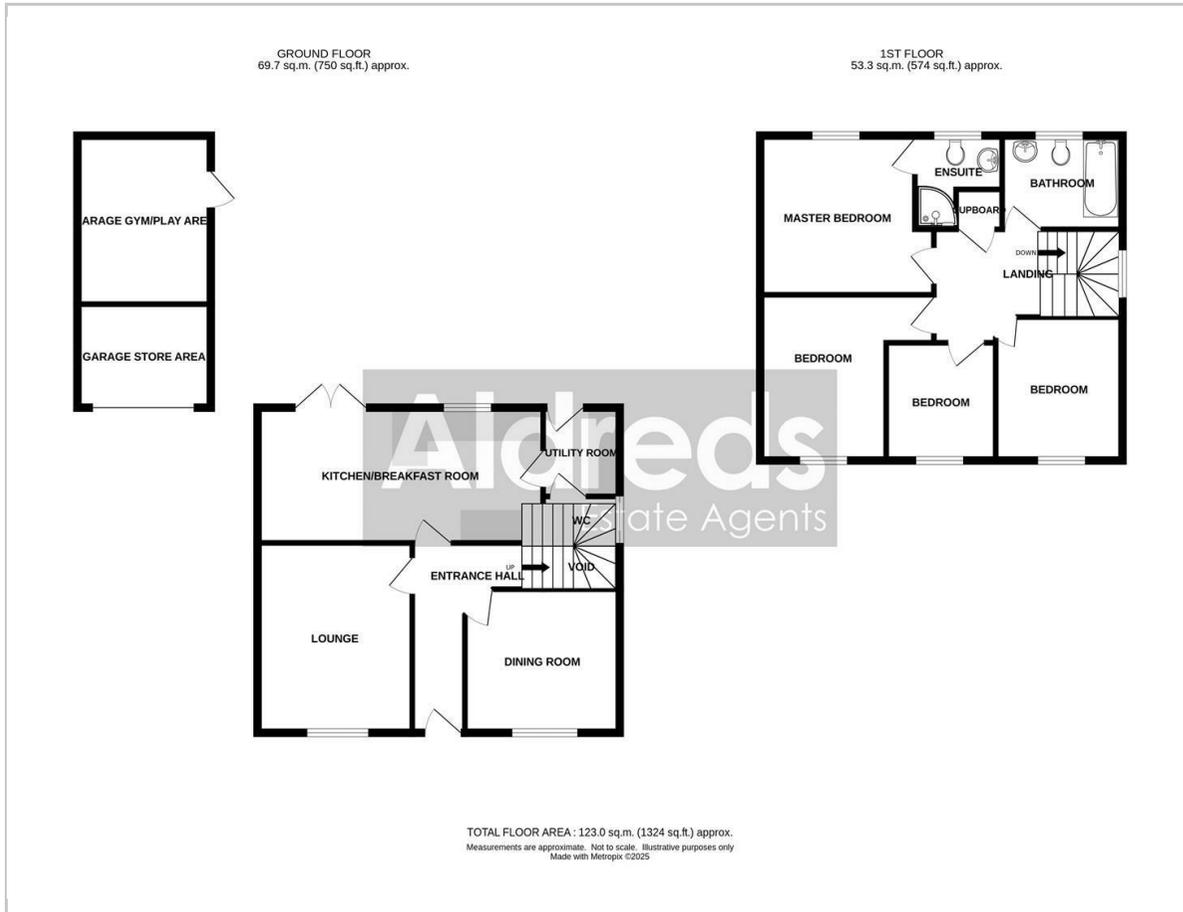
Location

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.

Ref: G17944/10/23



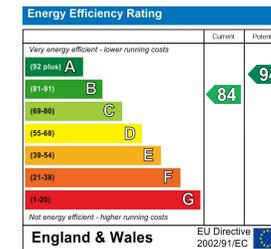
Floor Plan



Area Map



Energy Efficiency 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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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