Aldreds
Estate Agents

21 Delph Road

Bradwell, Great Yarmouth, NR31 9GF

Offers In Excess Of £330,000

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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 with 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.

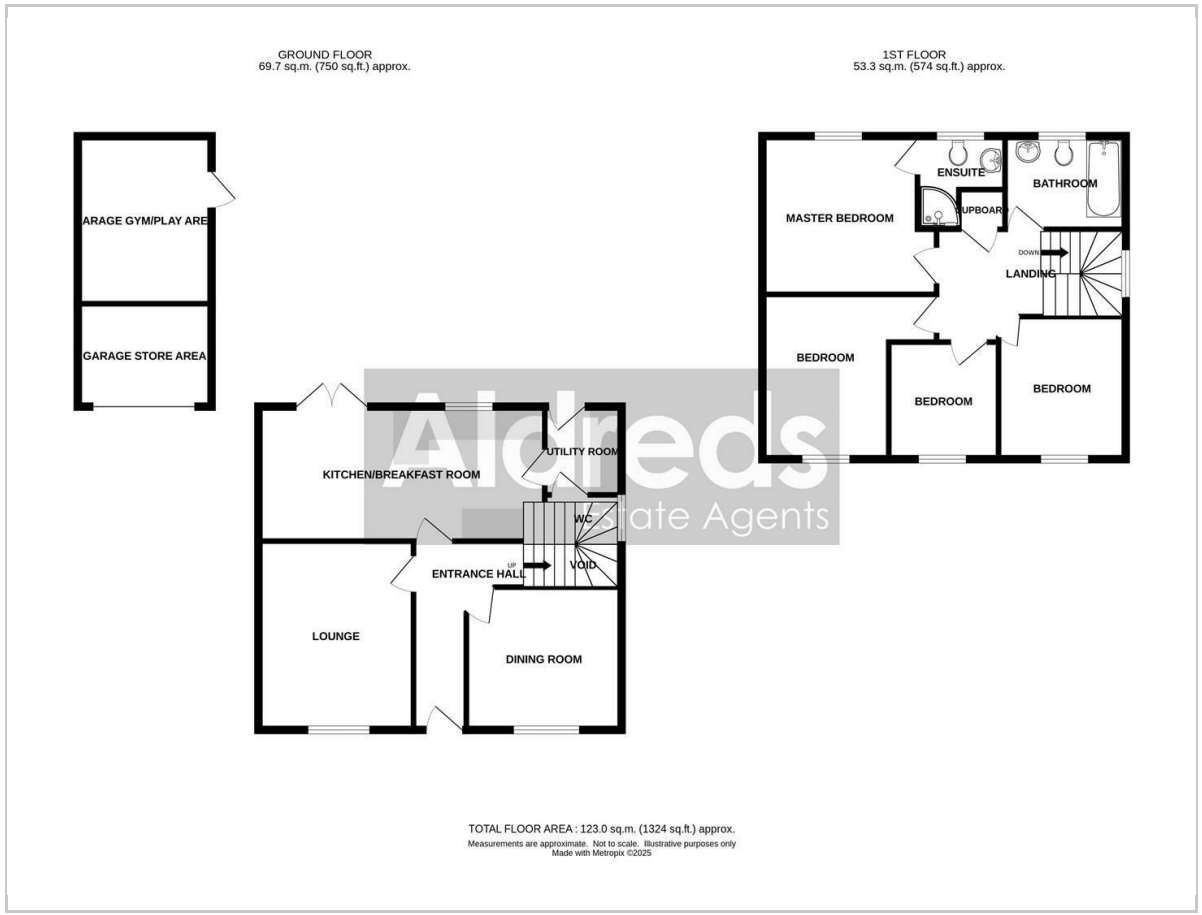
Services
Mains water, electricity, gas, drainage.

Council Tax
Band D

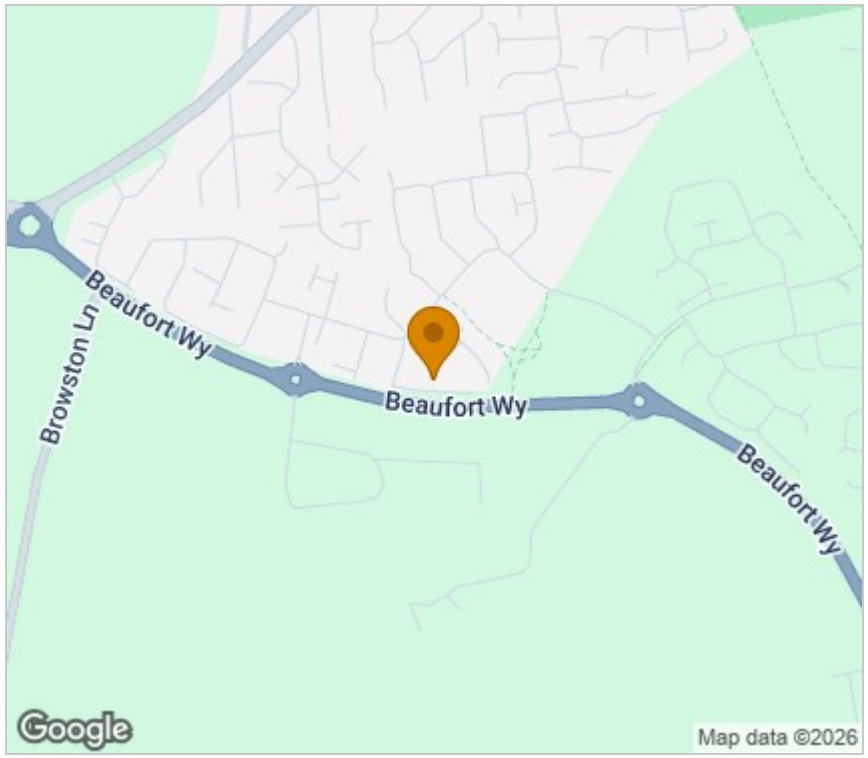
Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Ref: G17944/10/23

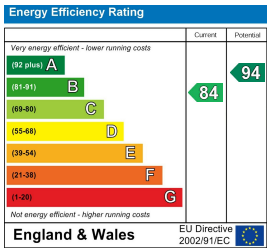
Floor Plan



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.

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