

**Aldreds**  
Estate Agents



27 Clydesdale Rise, Bradwell, NR31 9UG

£520,000



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£520,000

# 27 Clydesdale Rise

Bradwell, Great Yarmouth, NR31 9UG

- Extended Detached Family Home
- 24'7" Lounge
- Spacious Sitting Room
- 2 Bathrooms
- Large Rear Garden
- 4 Bedrooms
- 31'8" Kitchen/Diner with Wood Burner
- Study
- Garage & Workshop
- Gas Central Heating, UPVC Double Glazing, Solar PV Panels

Nestled in a sought after area of Bradwell, this splendid detached home offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms and 3 reception rooms, 2 of which have been used as additional bedrooms in the past, this property is ideal for families seeking room to grow or enjoy entertaining.



## Entrance Porch 5'1" x 2'9" (1.55m x 0.84m)

Composite entrance door with two double glazed panels and UPVC double glazed side panel. Tiled floor. Radiator. Coved and textured ceiling.

## Entrance Hall

Tiled floor. Radiator. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. Smooth plaster ceiling. Coving.

## Cloakroom 5'6" x 3'3" (1.68m x 0.99m)

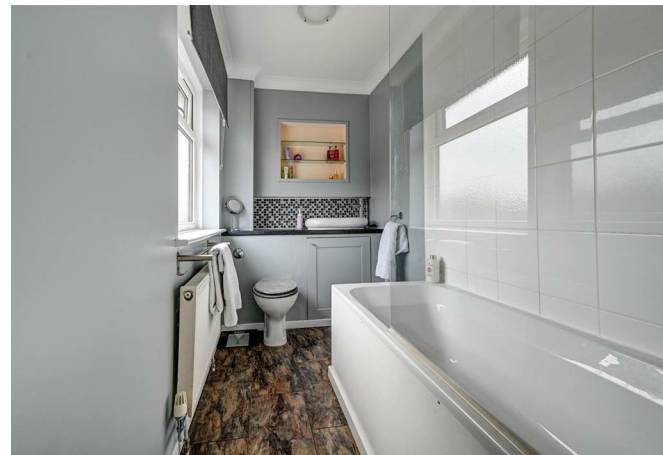
White WC with concealed cistern and hand wash basin with mixer tap. Tile splashback. Radiator. Smooth plaster ceiling. UPVC double glazed window to front.

## Study/Bedroom 6 10'0" x 8'7" plus door recess (3.05m x 2.62m plus door recess)

Radiator. Cable television point. Telephone point. Coved and textured ceiling. UPVC double glazed window to front aspect.

## Sitting Room 14'3" x 11'11" (4.34m x 3.63m)

Radiator. Television point. Smooth plaster ceiling. UPVC double glazed window to front aspect.





### Kitchen/Dining Room 31'8" x 11'5" max, 8'6" min (9.65m x 3.48m max, 2.59m min)

Solid wood worktops with breakfast bar, matching up-stands and soft close cupboards and drawers below. Matching pantry cupboard. Stainless steel one and a half bowl single drainer sink with mixer tap. Integrated dishwasher. Tall unit with a built-in fan assisted double oven and grill. Four ring Samsung induction hob. Recess for American style fridge/freezer with tall cupboards either side and display shelf above. Electric radiator. Wood burner on a raised paved hearth. Smooth plaster ceiling within inset spotlights. Coving. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to a patio and the rear garden. UPVC door with double glazed panel to side.

### Utility Room 6'4" x 6'1" (1.93m x 1.85m)

Fitted shelves. Worktop with plumbing for washing machine machine below and space for a condensing tumble dryer. Tiled floor. Wall mounted gas fired boiler. Solar panel inverter. Coved and textured ceiling. UPVC double glazed window to side aspect.



### Lounge 24'7" x 11'7" (7.49m x 3.53m)

Karndean wood effect flooring. Two designer column radiators. Electric radiator. Vaulted ceiling. UPVC double glazed windows to side and rear aspects.

### First Floor

#### Galleried Landing

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder. Loft access hatch with loft ladder. Coved and textured ceiling.

#### Bedroom 1 14'6" x 12'0" (4.42m x 3.66m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

#### En-suite Bathroom 8'11" x 4'10" (2.72m x 1.47m)

White suite comprising panelled bath with tiled surround and a thermostatic mixer shower above. WC with concealed cistern. Wash basin with mixer tap and cupboard below. Radiator. Extractor. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

#### Bedroom 2 14'5" x 8'5" (4.39m x 2.57m)

Radiator. Wood effect laminate floor. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

#### Bedroom 3 11'7" x 9'6" (3.53m x 2.90m)

Radiator. Wood effect laminate floor. Coved and textured ceiling. UPVC double glazed window to rear aspect.

#### Bedroom 4 11'5" x 9'6" (3.48m x 2.90m)

Radiator. Wood effect laminate floor. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

#### Shower Room 8'5" x 6'11" (2.57m x 2.11m)

Large walk-in shower enclosure with an overhead rainfall fitting. WC with concealed cistern. Wash basin with mixer tap and drawer below. Touch sensitive mirror with lighting. Fitted wall cabinet. Towel radiator. Smooth plaster ceiling with inset spotlights. Extractor. UPVC double glazed window to rear.

### Outside

The front garden has been pea shingled for low maintenance with a raised brick flower bed. A driveway leads to the side of the property to a detached brick and tile garage with an electric roller shutter door. Adjoining the rear of the garage is a

workshop with lighting, power, UPVC double glazed window to rear, door to side. Wrought iron gates between the property and the garage lead to a paved patio and shingled area with shrub beds and a circular brick fire pit. To the side of the property are covered wood and storage sheds. Steps lead up to the rear garden which is laid to lawn with established trees, shrub beds and raised vegetable plots. There is a purpose built covered barbecue area with seating area and an outside double electric plug socket. Timber summer house. A pathway leads towards the rear boundary where there is a slightly lower area of garden used for composting, bonfires and general storage. External electric plug sockets and cold water taps to the front and rear of the property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected. Details of the tariff for the solar PV panels will be provided on request.

### Council Tax

Great Yarmouth Borough Council - Band E

### 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

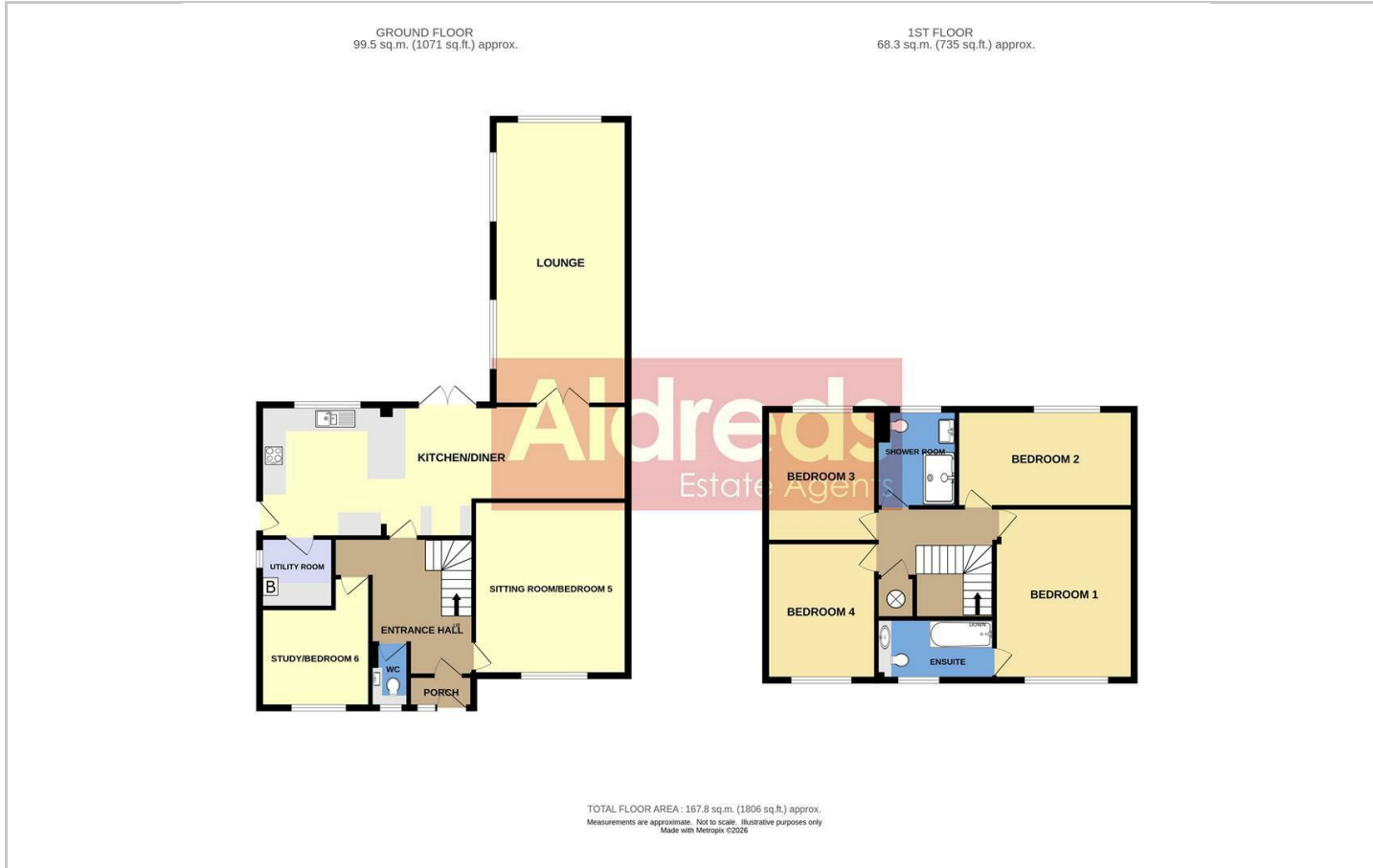
From the Gorleston office head north along the High Street which leads into High Road. At the traffic lights turn left into Beccles Road and at the roundabout take the third exit into Burgh Road. Continue into Bradwell, over the mini roundabout and at the next roundabout turn right into Gapton Hall Road. Take the first turning on the left into Hunter Drive, follow the road to the end and round to the right into Clydesdale Rise where the property will be found on the left hand side.

### what3words

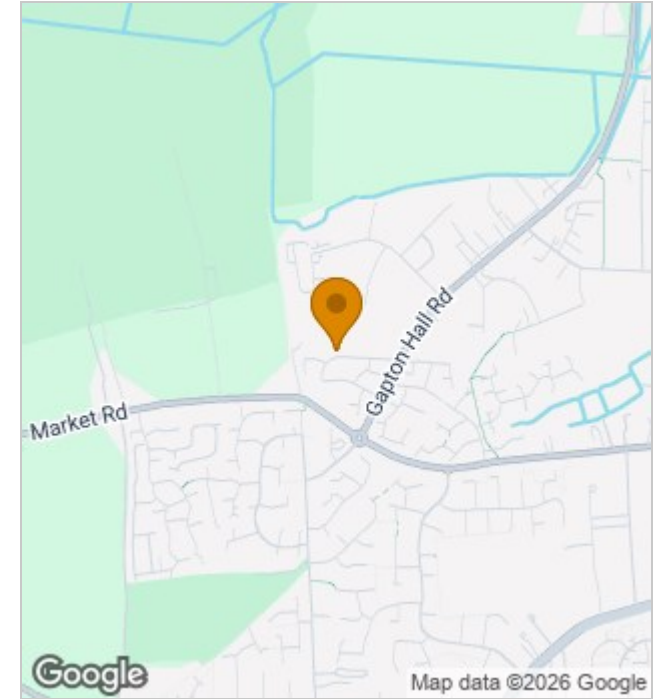
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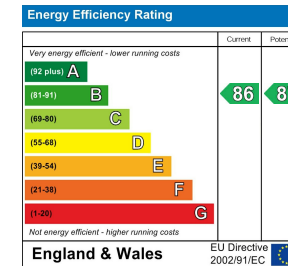
## Floor Plans



## 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.

### Disclaimer

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