Aldreds
Estate Agents

11 Fell Way, Bradwell, Great Yarmouth, NR31 9UF

Offers In Excess Of £475,000

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- Chain Free
- 3 Bathrooms
- Impressive Kitchen/Breakfast Room
- Double Garage & Workshop
- Cul-de-sac Location
- Annexe
- 2 Reception Rooms plus Conservatory
- Utility Room
- Enclosed Rear Garden
- 5 Double Bedrooms

Aldreds are delighted to offer this extended 4 bedroom detached family home with an adjoining 1 bedroom annexe which is offered for sale with no onward chain and tucked away in a quiet cul-de-sac location with a double garage and workshop. The spacious and well presented accommodation caters for a large family with the annexe providing space for multi-generational living or independent living space for older children. No Onward Chain.

Entrance Porch 5'2" x 2'8" (1.57m x 0.81m)

Dark wood entrance door with two double glazed panels and double glazed side panel. Wood effect floor. Coved and textured ceiling. Inner door with glazed panels to entrance hall.

Entrance Hall

Wood effect floor. Radiator with cover. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing. Coved and textured ceiling.

Cloakroom

White WC and suspended hand wash basin with mixer tap and tiled splashback. Wood effect floor. Radiator. Coved and textured ceiling. Double glazed window to front.

Study/Bedroom 5 10'0" x 9'7" plus door recess (3.05m x 2.92m plus door recess)

Radiator. Fitted worktop and bookshelves. Coved and textured ceiling. Double glazed window to front aspect.

Lounge 23'10" x 10'6" (7.26m x 3.20m)

Radiator. Brick fireplace with a wood burner on a raised tiled hearth. Coved and textured ceiling. Double glazed window to front aspect. Double glazed sliding patio door to conservatory.

Conservatory 21'3" x 10'1" (6.48m x 3.07m)

Two radiators. Low brick construction with a pitched polycarbonate roof. Double glazed doors to the rear garden.

Kitchen/Breakfast Room 28'8" x 11'4" (8.74m x 3.45m)

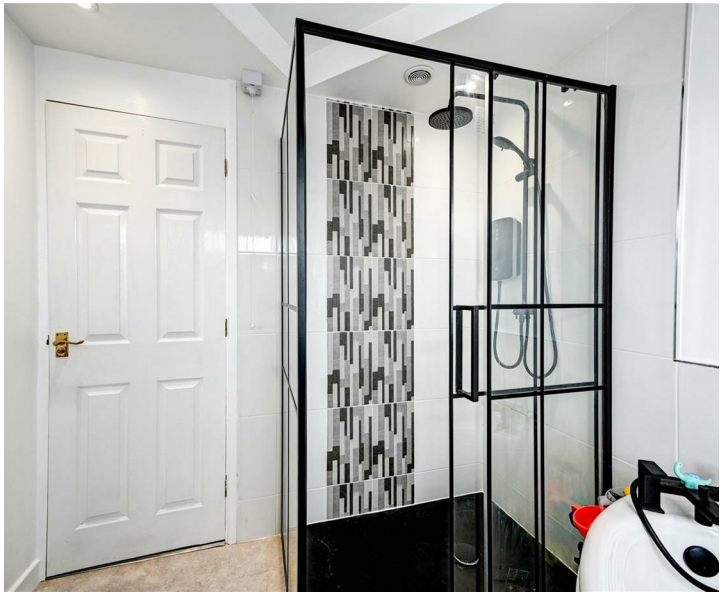
Solid wood worktops including a breakfast bar with a range of cupboards and drawers below and solid wood upstands. One and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Belling electric range cooker with a concealed extractor above. Integrated dishwasher. Pull-out bin drawer. Space for an American style fridge/freezer. Tiled floor. Radiator. Dimplex electric heater. Coving. Smooth plaster ceiling with inset spotlights. Double glazed windows to front inside aspects. Wooden door with double glazed panel to a covered deck patio area and the rear garden. UPVC Dark wood effect door with double glazed panel to front glazed panel doors to conservatory.

Utility Room 5'2" x 5'2" (1.57m x 1.57m)

Wood effect worktop and an inset stainless steel single drainer sink with mixer tap and cupboard and drawer below. Tiled splashback. Utility space with plumbing for washing machine. Tiled floor. Wall mounted gas fired boiler. Coved and textured ceiling. Double glazed window to side.

Annexe

The annexe has wheelchair width doors including the door from the conservatory.



Kitchen/Living/Dining Room 23'10" x 10'6" (7.26m x 3.20m)
Worktop with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Linoleum floor in the kitchen area and fitted carpet in the living room area. Two radiators. Television point. Fitted book/display shelves. Two double glazed windows to side aspect. Coved and textured ceiling. Doors with double glazed panels leading out to a paved patio area and the front garden.

Bedroom 11'3" x 10'6" (3.43m x 3.20m)
Radiator. Coved and textured ceiling. Double glazed window to conservatory. Double glazed window to rear.

Wet Room 13'5" x 6'8" (4.09m x 2.03m)
Electric shower unit and drainer floor. White WC and pedestal wash basin. Electric chrome towel radiator. Worktop with cupboards and drawer below. Two tall storage cupboards. Smooth plaster ceiling with inset spotlights. Double glazed window to front.

First Floor

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

Bedroom 1 14'8" x 11'10" (4.47m x 3.61m)
Radiator. Range of fitted bespoke pine wardrobes with matching overhead cupboards, drawers and bedside units. Coved and textured ceiling. Double glazed window to front aspect.

En-suite Shower Room 8'6" x 5'0" (2.59m x 1.52m)
Walk-in shower with an electric shower unit, shower attachment and waterfall fitting above. Wash basin with drawers below. WC. Column radiator. Extractor. Smooth plaster ceiling. Inset ceiling spotlights. Double glazed window to front.

Bedroom 2 14'5" x 8'3" (4.39m x 2.51m)
Laminate floor. Radiator. Coved and textured ceiling. Double glazed window to rear aspect.

Bedroom 3 11'6" x 9'6" (3.51m x 2.90m)
Radiator. Coved and textured ceiling. Double glazed window to front aspect.

Bedroom 4 11'5" x 9'6" (3.48m x 2.90m)
Radiator. Coved and textured ceiling. Double glazed window to front aspect.

Bathroom 8'3" x 7'1" (2.51m x 2.16m)
White suite comprising panelled corner bath with mixer tap and shower attachment. WC with concealed cistern. Wash basin with drawers below. Large walk-in shower enclosure with an electric shower unit, shower attachment and a waterfall fitting above. Designer radiator. Extractor. Inset ceiling spotlights. Double glazed window to rear.

Outside
The front garden is laid to lawn with established shrubs and there is a small paved patio and pond in front of the annexe. A five bar gate opens to a driveway which widens to provide additional parking and leads to an adjoining double garage 5.41m x 5.26m (17'9" x 17'3") with up-and-over door, light and power, overhead storage space, single glazed window to rear, door with double glazed panel to the covered decked patio area. A gate to the side of the property leads to a shingled pathway passing a storage shed and round the side of the annexe where there is a small separate garden area. The main rear garden is laid to lawn with a fence and beech hedging to the rear and side boundaries. There is a wide covered decked patio area to the immediate rear of the property and a paved patio area in a secluded corner of the garden. Adjoining the side of the double garage is a covered store area and beyond that is a paved area and a large timber and felt roof workshop 5.33m x 4.09m (17'6" x 13'5) and storage area 4.09m x 1.70m (13'5" x 5'7") with concrete floor, lighting and power.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

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. Turn left into Fell Way, continue to the end and the roadway which leads down to the property will be found on the left hand side off the turning circle.

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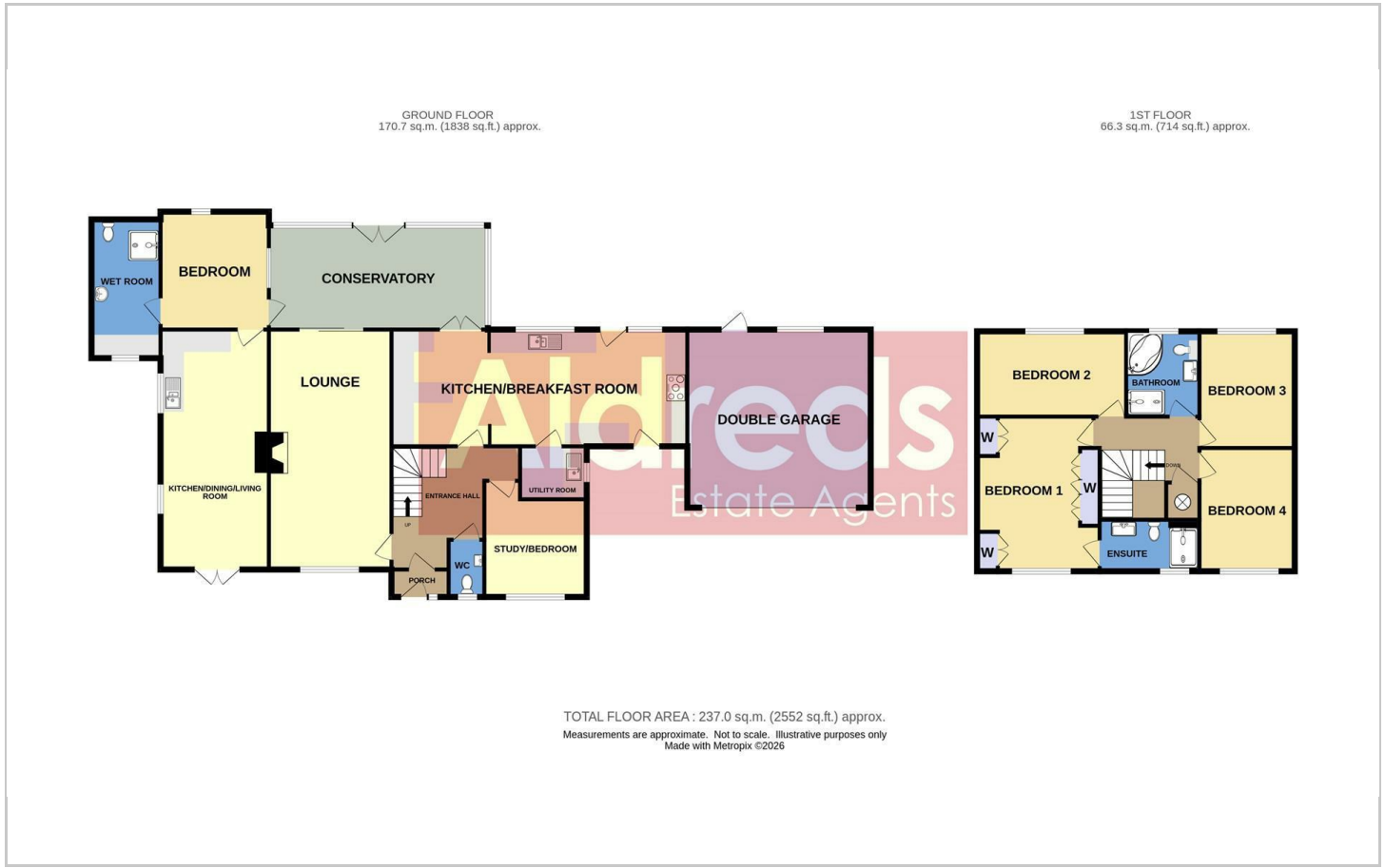
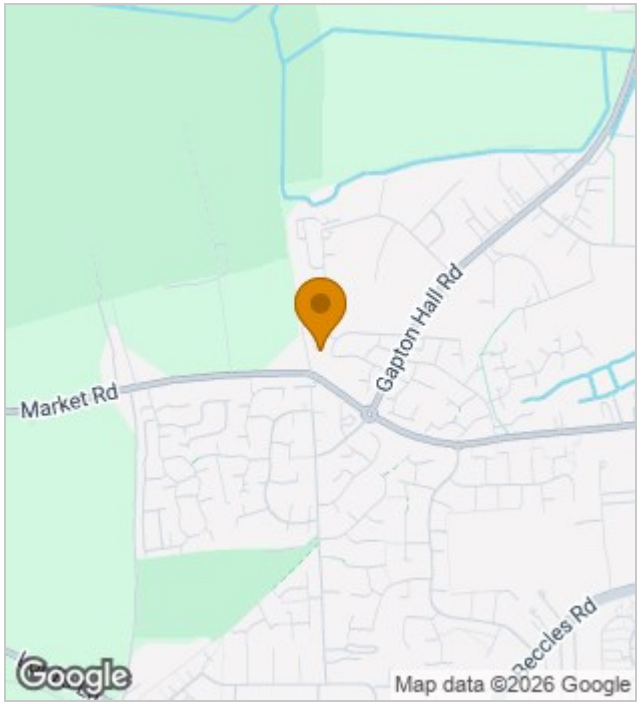
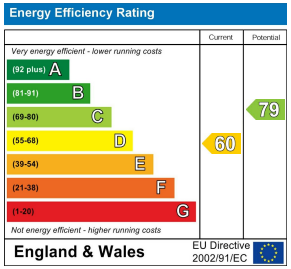
Floor Plans



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.

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