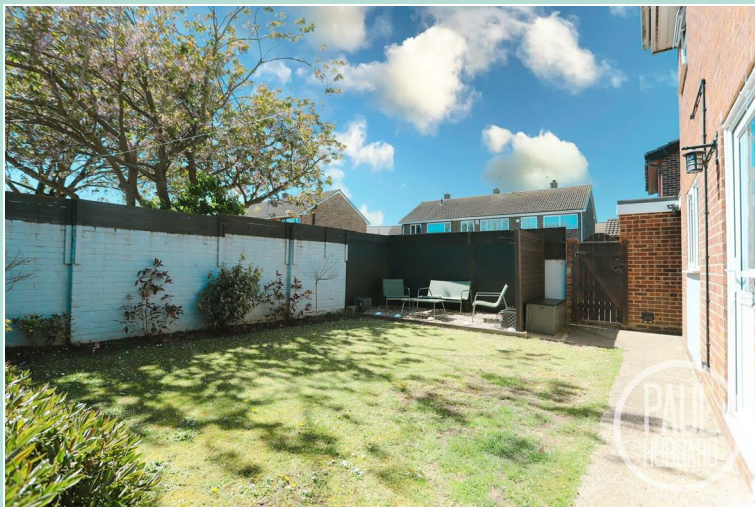


£290,000  
Asking Price

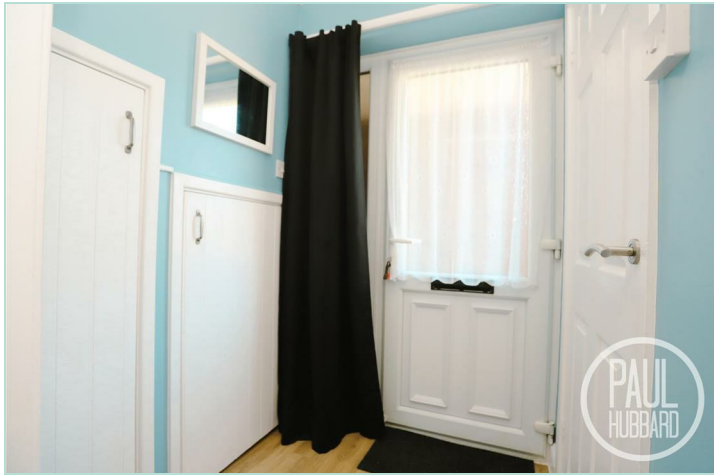


## Jasmine Gardens

Great Yarmouth, NR31 8HU

- Detached family home
- 3 separate bedrooms
- Open-plan kitchen/ diner
- Modern kitchen & bathroom
- Off road parking & garage
- UPVC double glazed
- Oil central heating
- South facing rear garden
- Close to local amenities, shops & schools
- Great transport links nearby





### Location

This beautiful home is located in the highly desired and sought-after village of Bradwell. This popular residential area is adjoining to the seaside town of Gorleston and only 2 miles from the market town of Great Yarmouth. - both offering a wide range of amenities including all major supermarkets nearby, leisure facilities, restaurants, schooling at all levels and healthcare facilities including a dentist and doctors. Also, only a moment away from the beautiful sandy beaches, High Street and James Paget Hospital.

### Entrance Hall

UPVC entrance door to the side aspect, vinyl flooring, and doors opening to the cloakroom, sitting room & x2 built-in storage cupboards.



### Cloakroom

1.34 x 1.09

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, toilet, wall-mounted wash basin with mixer tap and tile splash backs.

### Sitting Room

4.20 max x 4.52 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace and a door opening into the dining room.



### Kitchen/ Diner

6.00 max x 3.08 max

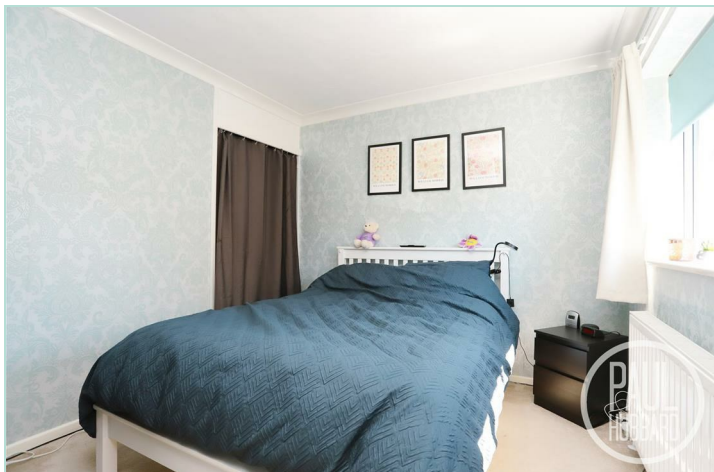
An open plan space perfect for gatherings a sociable layout seamlessly connecting the two rooms.

### Dining Room

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, stairs to the first floor, a door opens to the airing cupboard housing the oil central heating and an opening leads through to the kitchen.

### Kitchen

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in extractor hood, space for an oven, fridge, dishwasher, built-in storage cupboard housing the water cylinder and a UPVC door opens to the rear garden.



### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, radiator, loft access and doors opening to bedrooms 1-3 & the bathroom.



### Bedroom 1

4.14 max x 2.73 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Bedroom 2

3.43 x 3.16

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bedroom 3

2.73 x 2.54

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



### Bathroom

2.10 x 1.75

Vinyl tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, tiled walls, toilet, was basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a shower attachment with both hand held & rainfall heads.

### Outside

Gated access opens into a mature front garden featuring a neatly maintained lawn with decorative plants and shrubs, all fully enclosed by a surrounding brick wall. A pathway leads to the main entrance door at the side, with additional gated access provided to the rear.



South-facing rear garden featuring a well-maintained lawn and beautifully stocked borders with a variety of plants and shrubs. A shingle seating area provides an ideal space for outdoor relaxation and entertaining. Additional benefits include an outdoor tap, lighting, and power sockets. The garden is fully enclosed by a combination of panel fencing and brick walling, offering privacy and security, with pedestrian access to the garage and a gated entrance to an off-road parking space.

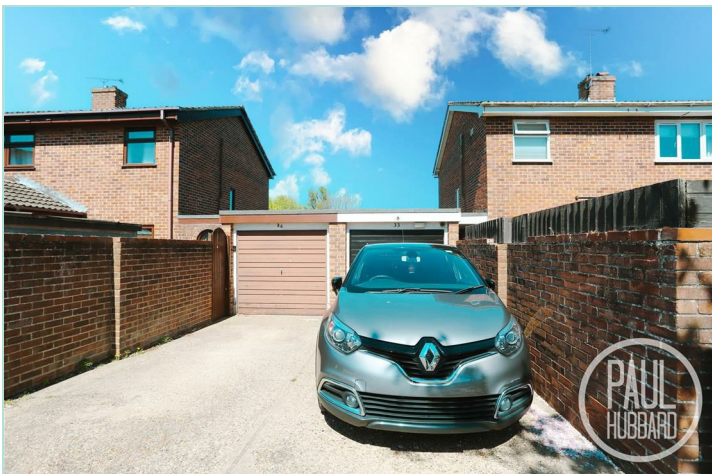
### Garage

6.54 x 2.53

The garage is ideal for storage or parking, accessed via an up-and-over door. It also benefits from pedestrian side access, power sockets, lighting, and plumbing for additional white goods such as a washing machine.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



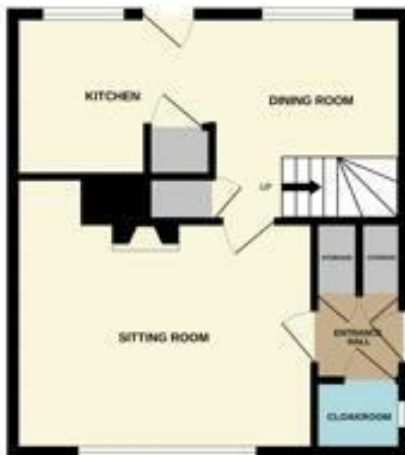




Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with lettago 10/2018

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements