



28 Fellowes Drive

Bradwell
Great Yarmouth
NR31 8QR

OIEO **£350,000**
Freehold

Beautifully Presented Family Residence
Extended & Renovated To A Very High
Standard
3/4 Bedrooms - En-Suite To Main Bedroom
Sought After Cul-De-Sac Location
Walking Distance To Schools For All Ages
Large Driveway Offering Parking For Several
Cars



Bycroft Estate Agents are delighted to present this beautifully extended detached family residence, offering flexible living accommodation, currently being used as a four bedroom property, three bedrooms to the first floor, one large bedroom to the ground floor. The remaining accommodation comprises of entrance hall, lounge, kitchen/diner/family room, landing, three further bedrooms, ensuite to bedroom one, bathroom, separate cloakroom. The property is situated in this sought after cul-de-sac location, close to shops amenities as well as walking distance to schools for all ages, front driveway with space for several cars standing, gas central heating, double glazed windows.

UPVC door, fixed side panels, into to:

ENTRANCE HALL

understairs coats cupboard with hanging rail, shelving, radiator, stairs to first floor.

LOUNGE

20' 1" x 12' 6" (6.12m x 3.81m) maximum, media wall recess tv, sound bar, built in modern fire, window to front aspect, radiator, wall lights, opening through to:

KITCHEN/DINER/FAMILY ROOM

27' 10" x 12' 8" (8.48m x 3.86m) overall, including built in understairs storage cupboard, recently fitted kitchen comprising of a large 'L' shaped worktop, range of base cupboards and pan drawers, integrated dishwasher, larder cupboards, recess with space for an American style fridge freezer, built in oven and integrated microwave, cupboard housing Valiant gas boiler, resin black one bowl sink with mixer tap, four ring hob, wine fridge, wall units, windows to front, side and rear aspect, radiator, downlights, side door.



DINING ROOM/ PLAYROOM

14' 8" x 11' 8" (4.47m x 3.56m) double doors from lounge into: currently being used as a bedroom, window to rear aspect, modern upright radiator.

FIRST FLOOR LANDING

access to roof space, airing cupboard, door to:

BEDROOM 1

12' 6" x 11' 11" (3.81m x 3.63m) including built in wardrobes, drawers, vanity unit, window to front aspect, radiator, door to:

SPACIOUS ENSUITE/SHOWERROOM

walk in shower with mains fittings, two shower heads, wc, vanity unit, wash hand basin, mixer tap, storage cupboards under, two further built in double wardrobes, frosted double glazed window, radiator.

BEDROOM 2

9' 4" x 10' 9" (2.84m x 3.28m) plus door recess and shelved storage recess, window to front aspect, radiator.

BEDROOM 3

13' 0" x 6' 11" (3.96m x 2.11m) including built in double wardrobe, further recess storage space, window to rear aspect, radiator.

BATHROOM

bath, Mira mains shower, pedestal wash hand basin, half tiled walls, frosted double glazed window, shaver point, radiator.

SEPERATE WC

wc with push button cistern frosted double glazed window, half tiled walls.

OUTSIDE

to the front of the property, a good size driveway with space for several cars standing, side borders with shrubs and plants, to the rear of the property is a low maintenance south facing enclosed garden, with paved patio area, artificial lawn, timber summer house and shed.

GARAGE

single detached garage with up and over door, light and power, side window and side door.

COUNCIL TAX

This property is currently listed as a Band C.

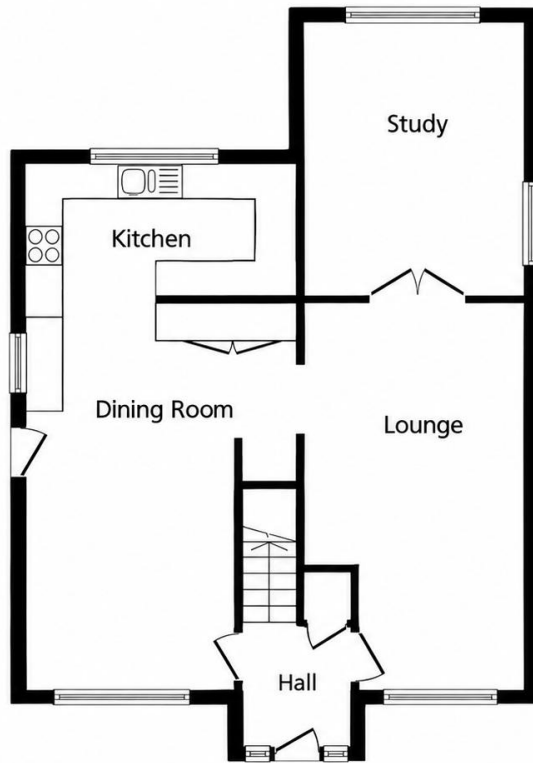
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

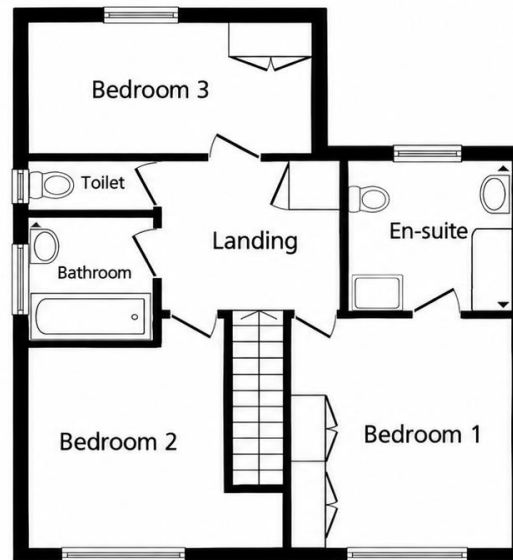


Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
C
C



Ground Floor



First Floor

Gorleston
6 Baker Street
Gorleston
Norfolk
NR31 6QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

