



**111 El Alamein Way**  
Bradwell  
Great Yarmouth  
NR31 8SX  
  
Guide Price **£350,000-£375,000**  
**Freehold**

Extended Detached Family Residence  
Beautifully Presented Throughout  
4 Bedrooms - En-suite To Main Bedroom  
Superb Kitchen/ Dining /Family Room  
Further Lounge & Dining Area  
Downstairs WC  
Good Size Driveway & Integral Garage



**\*\*SPACIOUS EXTENDED FAMILY HOME FINISHED TO HIGH SPECIFICATION\*\*** Bycroft Estate Agents are delighted to present this superb extended 4 bedroom detached residence situated in this quiet cul de sac location in Bradwell close to shops and amenities including Morrisons and Millwood surgery within walking distance and schools for all ages. Accommodation comprising entrance hall, cloakroom, lounge, dining room, superb kitchen/dining room/family room, utility room, 4 bedrooms, en suite, newly installed family bathroom, south facing enclosed rear garden, driveway and integral garage, gas central heating, double glazed windows.

#### **ENTRANCE HALL**

UPVC front door; stairs to first floor; radiator.

#### **CLOAKROOM**

wc; wash hand basin; frosted double glazed window; radiator; tiled flooring.

#### **LOUNGE**

14' 5" x 12' 7" (4.39m x 3.84m) plus understairs storage cupboard, window to front aspect; radiator; wall lights; large open archway to:

#### **DINING ROOM**

9' 3" x 8' 9" (2.82m x 2.67m) radiator; double doors leading into:



### KITCHEN/DINER/FAMILY ROOM

19' 4" x 17' 4" (5.89m x 5.28m) narrowing to 9'10" plus a range of fitted units and cupboards, Large I-shaped island with one and a half bowl sink with mixer; 5 ring Neff gas hob; range of base units and drawers including integrated dishwasher; extractor fan; bank of cupboards and units including two Neff ovens, Neff microwave and warming drawer; space for American style fridge/freezer. Part sloping ceiling with Velux roof lights; bi-folding doors leading to rear garden; downlights; underfloor heating.

### UTILITY ROOM

19' 7" x 5' 4" (5.97m x 1.63m) range of wall units and cupboards; further worktop with space and plumbing for washing machine and tumble dryer; base units with one bowl sink with mixer tap; rear window; UPVC side door; radiator; tiled flooring; door to garage.

### FIRST FLOOR LANDING

#### BEDROOM 1

14' 6" x 12' 10" (4.42m x 3.91m) including a good range of built-in units, three double wardrobes and one single wardrobe; double bed recess with bedside units with high level storage over; matching chest of drawers; airing cupboard; radiator; window to front aspect.

#### ENSUITE

shower cubicle with mains shower; wc; vanity unit with wash basin and mixer tap; tiled walls; chrome heated towel rail; shaver point; frosted double glazed window; extractor fan.

#### BEDROOM 2

9' 3" x 9' 2" (2.82m x 2.79m) plus a range of wall to wall fitted wardrobes, comprising three doubles; window to rear aspect; radiator; access to roof space.

#### BEDROOM 3

9' 3" x 8' 11" (2.82m x 2.72m) including a large built-in double wardrobe with sliding doors; window to rear aspect; radiator.

#### BEDROOM 4

9' 2" x 6' 8" (2.79m x 2.03m) window to front aspect; radiator.

#### BATHROOM

vanity unit wc with concealed cistern; pedestal wash basin with mixer tap; bath with mixer tap and shower with screen; partly tiled walls; frosted double glazed window; shaver point; heated towel rail; extractor fan.

#### OUTSIDE

to the front of the property is a large resin driveway with space for 4/5 cars standing leading to canopied front entrance. Driveway leading to GARAGE 17'10" x 9', UPVC side door, roller door, eaves storage space with light and power, gas boiler (newly installed March 2023), to the rear of the property is a good size south facing enclosed mature garden which is mainly lawned with paved patio area; shaped borders with shrubs, plants and trees. outside tap, power point and light.

#### COUNCIL TAX

This property is currently listed as a Band D.

#### VIEWINGS

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

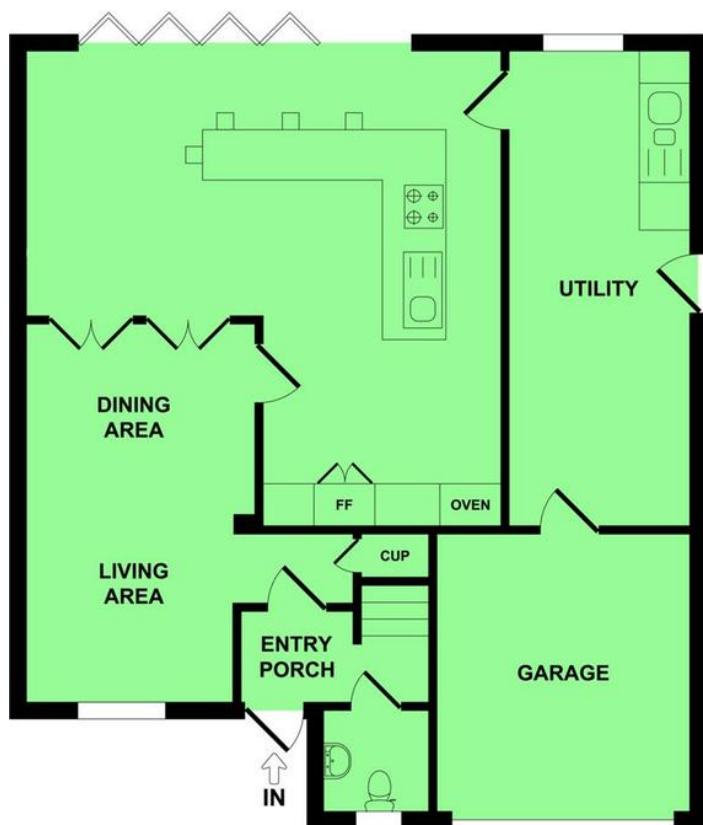


**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Great Yarmouth Borough Council

D

D



**Gorleston**  
6 Baker Street  
Gorleston  
Norfolk  
NR31 6QT

**Contact**  
01493 664000  
gorleston@bycroftestateagents.co.uk  
www.bycroftestateagents.co.uk

**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.