

**Aldreds**  
Estate Agents



114 Kings Drive, Bradwell, NR31 8TE

£490,000









£490,000

# 114 Kings Drive

, Bradwell, NR31 8TE

- Detached Family Home
- Cul-de-sac Location
- Impressive Kitchen/Breakfast Room
- Spacious Entrance Hall & Ground Floor Cloakroom
- Larger than average Double Garage
- Four Bedrooms off a Galleried Landing
- 3 Reception Rooms
- Utility Room
- En-suite Shower Room & Family Bathroom
- Enclosed Secluded Rear Garden

This outstanding 4 bedroom detached family home is pleasantly positioned in a cul-de-sac with a secluded rear garden, ample parking and a longer than average double garage. The property offers very well presented accommodation including 3 reception rooms, a stunning kitchen/breakfast room, utility room, a welcoming entrance hall, ground floor cloakroom, galleried landing, impressive en-suite shower room and family bathroom. There is gas central heating, a burglar alarm system and UPVC double glazed windows throughout.



## Entrance Hall

Composite entrance door with double glazed panels either side. Radiator. Electronic thermostat control heating. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing. Inset ceiling spotlights. Coving.

## Cloakroom 6'2" x 3'1" (1.88m x 0.94m)

White WC with concealed cistern and cupboards either side. Wash basin with tiled splashback and cupboards below. Radiator. Extractor. Coving.

## Lounge 22'1" x 12'6" plus bay (6.73m x 3.81m plus bay )

Two radiators. Fixed media/display with lighting and a sleek electric remote controlled fire. Inset ceiling spotlights. Coving. Two UPVC double glazed window side aspect. Bay with UPVC double glazed windows to front aspect.

## Garden Room 12'0" x 11'0" (3.66m x 3.35m)

Two radiators. Television point. UPVC double glazed windows to side and aspects. UPVC double glazed doors leading out to a paved patio and rear garden.







### Dining Room 11'4" x 10'11" (3.45m x 3.33m)

Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

### Kitchen 15'5" x 11'0" (4.70m x 3.35m)

Quartz worktops with a range of cupboards and drawers below. One and a half bowl stainless steel sink with mixer tap and hose attachment. Matching wall cupboard with down lighter spotlights below. Tall unit with cupboard above and drawer below a built-in fan assisted oven and grill and a built-in combination microwave oven. Induction hob with an extractor above. Dishwasher. Integrated fridge and freezer. Wine fridge. Cupboard with a wall mounted gas fired boiler. Island unit with quartz worktop, cupboards below, pull-out bin/recycling drawer and a breakfast bar. Radiator. Television point. Inset ceiling spotlights. UPVC double glazed windows to side and rear aspects.

### Directions

Heading south on Gorleston High Street turn right at the traffic lights onto Church Lane. Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. Continue through the traffic lights, remaining on Beccles Road (A143). Continue past Burnet Road on the left and take the next turning on the left onto Kings Drive. Follow Kings Drive almost to the end and the property will be found in a cul-de-sac on the right hand side.



### Utility Room 8'1" x 6'2" (2.46m x 1.88m)

Quartz worktop with cupboard below containing a water softener and a stainless steel single drainer the sink with mixer tap. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Extractor. Coving. UPVC door with double glazed panel to side.

### First Floor

#### Galleried Landing

Radiator. Built-in airing cupboard with a megaflo hot water cylinder and slatted shelf. Coving. Loft access hatch. UPVC double glazed window to front aspect.

#### Bedroom 1 12'9" x 12'0" max, 10'1" min (3.89m x 3.66m max, 3.07m min)

Radiator. Television point. Feature wall panelling. Built-in wardrobes along one wall. Coving. UPVC double glazed window to rear aspect.

#### En-suite Shower Room 7'8" x 5'6" (2.34m x 1.68m)

Three quarter tiled walls and a large shower cubicle with mixer shower, shower attachment and a rainfall fitting above. White WC. Wash basin with mixer tap and drawers below. Chrome towel radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

#### Bedroom 2 12'4" x 10'2" plus recess (3.76m x 3.10m plus recess)

Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

#### Bedroom 3 12'8" x 9'6" (3.86m x 2.90m)

Radiator. Television point. Coving. UPVC double glazed window to front aspect.

#### Bedroom 4 8'7" x 7'8" (2.62m x 2.34m)

Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

#### Family Bathroom

Fully tiled walls and a large shower cubicle with mixer tap, shower attachment and a rainfall fitting above. White suite comprising panelled bath with mixer tap and a shower hose. Wash basin with drawers below. WC. Chrome towel radiator. Mirrored wall cabinet. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.

### Outside

A wide brickweave driveway provides ample parking and leads to an adjoining double garage measuring 6.48m deep x 5.44m wide (21'3" x 17'10") with an electric remote controlled door, light and power, overhead storage space, part glazed door to a covered area to the utility room door. Lawned garden area. A gate and pathway to the side of the house leads to the rear garden which is fully enclosed and laid to lawn with an additional walled garden area. Paved patio with a pergola to the immediate rear of the property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band E

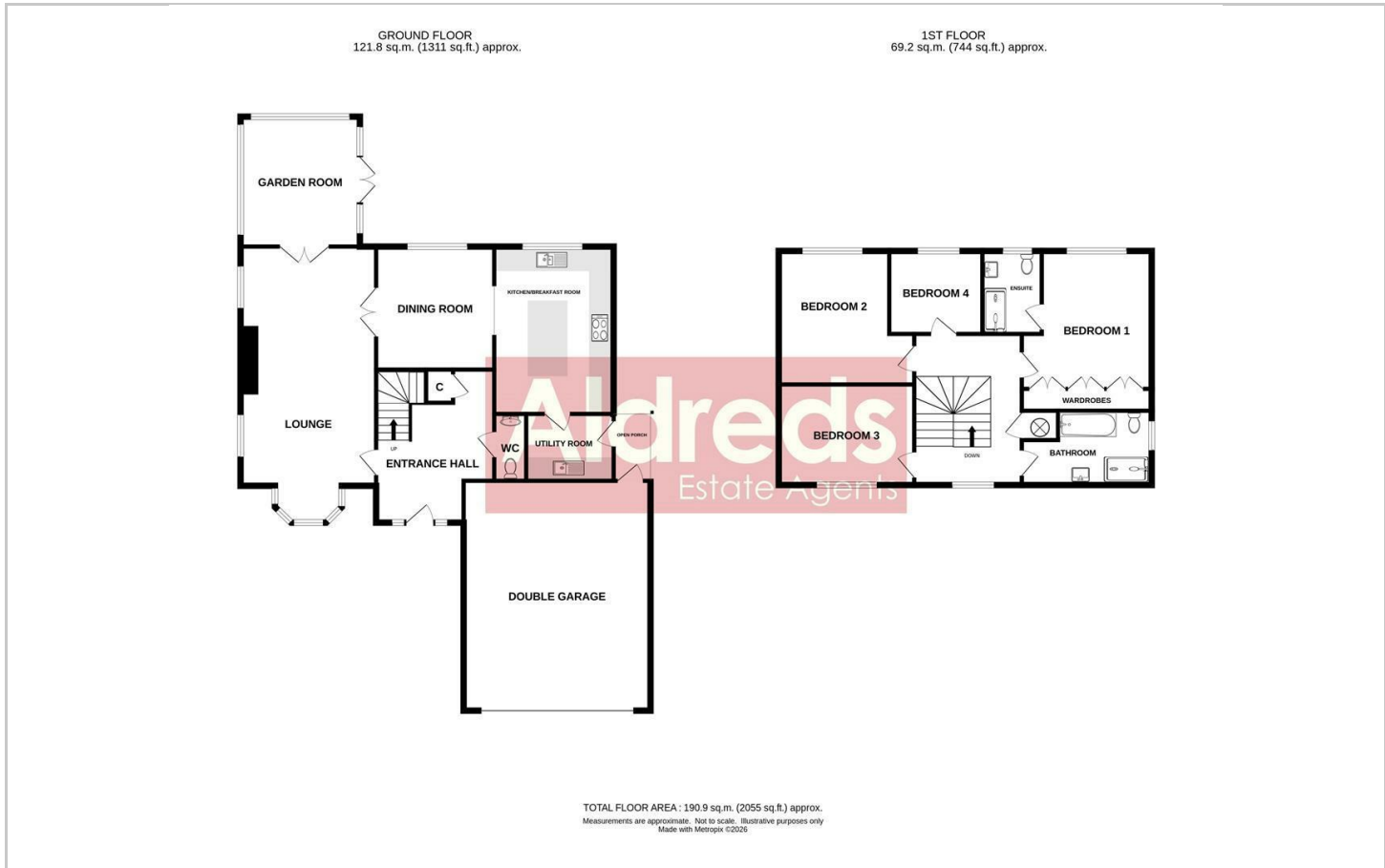
### Location

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.

### what3words

///sheets.strictest.forgot

## Floor Plans



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They are an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Location Map



## Energy Performance Graph

