

**Aldreds**  
Estate Agents



87 El Alamein Way, Bradwell, Great Yarmouth, NR31 8SX

£370,000





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# 87 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SX

- Detached Family Home
- 2 Reception Rooms
- Ground Floor Cloakroom
- Gas Central Heating & UPVC Double Glazing
- Low Maintenance Gardens
- 4 Bedrooms
- Kitchen & Utility Room
- 2 Shower Rooms (1 en-suite)
- Integral Garage & Ample Parking
- Immaculately Presented

Aldreds are delighted to offer this immaculately presented 4 bedroom detached family home, pleasantly situated off the main road with ample parking.



## Entrance Hall

UPVC entrance door with decorative double glazed panels. Engineered oak flooring. Radiator with decorative cover. Stairs to first floor landing.

## Cloakroom 4'10" x 3'4" (1.47m x 1.02m)

White WC and wash basin with mixer tap and cupboard below. Tiled floor. Designer radiator. UPVC double glazed window to front.

## Lounge 16'8" x 12'11" max, 8'9" min (5.08m x 3.94m max, 2.67m min)

Engineered oak flooring. Period style fireplace with patterned tile inlay, gas fire and a tile hearth. Radiator with decorative cover. Bay with UPVC double glazed windows to front aspect. Opening through to dining room.

## Dining Room 9'7" x 9'6" (2.92m x 2.90m)

Engineered oak flooring. Radiator with decorative cover. UPVC double glazed doors to a paved patio and rear garden.





### Kitchen 9'7" x 9'5" (2.92m x 2.87m)

Solid wood worktops with a range of cupboards and drawers below. White one and a half bowl single drainer sink with mixer tap. Matching wall cupboard and built-in wine racks. Tall unit housing twin fan assisted ovens. 4 ring gas hob with an extractor above. Integrated refrigerator. Engineered oak flooring. Designer radiator. Built-in understairs pantry/storage cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

### Utility Room 9'7" x 5'7" (2.92m x 1.70m)

Wood effect worktop with cupboard below. Matching wall cupboard. Utility spaces below worktop for washing machine, dishwasher and tumble dryer. Wall mounted gas fired boiler. Chrome towel radiator. Engineered oak flooring. Door to garage. Smooth plaster ceiling. Coving. UPVC double glazed window side aspect. UPVC door with double glazed panel leading out to the paved patio and rear garden.

### First Floor

### Directions

From the Gorleston office head north along the High Street which continues into High Road. At the traffic lights turn left onto Beccles Road and at the roundabout take the third exit into Burgh Road, continuing to Bradwell. At the mini roundabout take the second exit, remaining on Burgh Road. At the next roundabout take the first exit onto Blackbird Close which leads round to the left into Mill Lane. Take the first turning on the right onto El Alamein Way. Follow the road round to the left and the property will be found on the right hand side.



## Landing

Radiator with decorative cover. Built-in linen cupboard. Loft access hatch. UPVC double glazed window to front aspect.

## Bedroom 1 12'11" max x 10'3" (3.94m max x 3.12m)

Radiator with decorative cover. Two built-in wardrobes with bi-fold doors. UPVC double glazed window to front aspect.

## En-suite Shower Room 5'6" x 5'2" (1.68m x 1.57m)

Large tiled corner shower cubicle with a mixer shower and folding screen door. White WC and wash basin with mixer tap and a cupboard below. Tiled floor. Part tiled walls. Shaver point. Chrome towel radiator. Extractor. UPVC double glazed window to side aspect.

## Bedroom 2 12'7" max x 8'7" (3.84m max x 2.62m)

Radiator. UPVC double glazed window to front aspect.

## Bedroom 3 10'10" max x 9'8" max (3.30m max x 2.95m max)

Radiator. UPVC double glazed window to rear aspect.

## Bedroom 4 8'4" x 8'3" max (2.54m x 2.51m max)

Radiator. UPVC double glazed window to rear aspect.

## Shower Room 6'8" x 6'4" (2.03m x 1.93m)

Large tiled shower cubicle with a mixer tap and shower attachment and a rainfall fitting above. White WC and wash basin with mixer tap and cupboard below. Tiled floor. Chrome towel radiator. Part tiled walls. Extractor. UPVC double glazed window to rear.

## Outside

A wide resin driveway provides parking for 3 vehicles. There is an integral garage 6.10m x 2.62m (20'0" x 8'7") with an electric remote controlled roller shutter door, light and power, worktop with cupboard below and a single drainer sink with mixer tap (hot and cold water). Utility space below worktop with plumbing for washing machine. Fitted shelving and wall cupboards. Door to utility room. A pathway and gate to the side of the property leads to the rear garden which is enclosed and low maintenance with an artificial lawn and a large paved patio area. Two timber built sheds.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage are connected.

## Council Tax

Great Yarmouth Borough Council - Band E

## Location

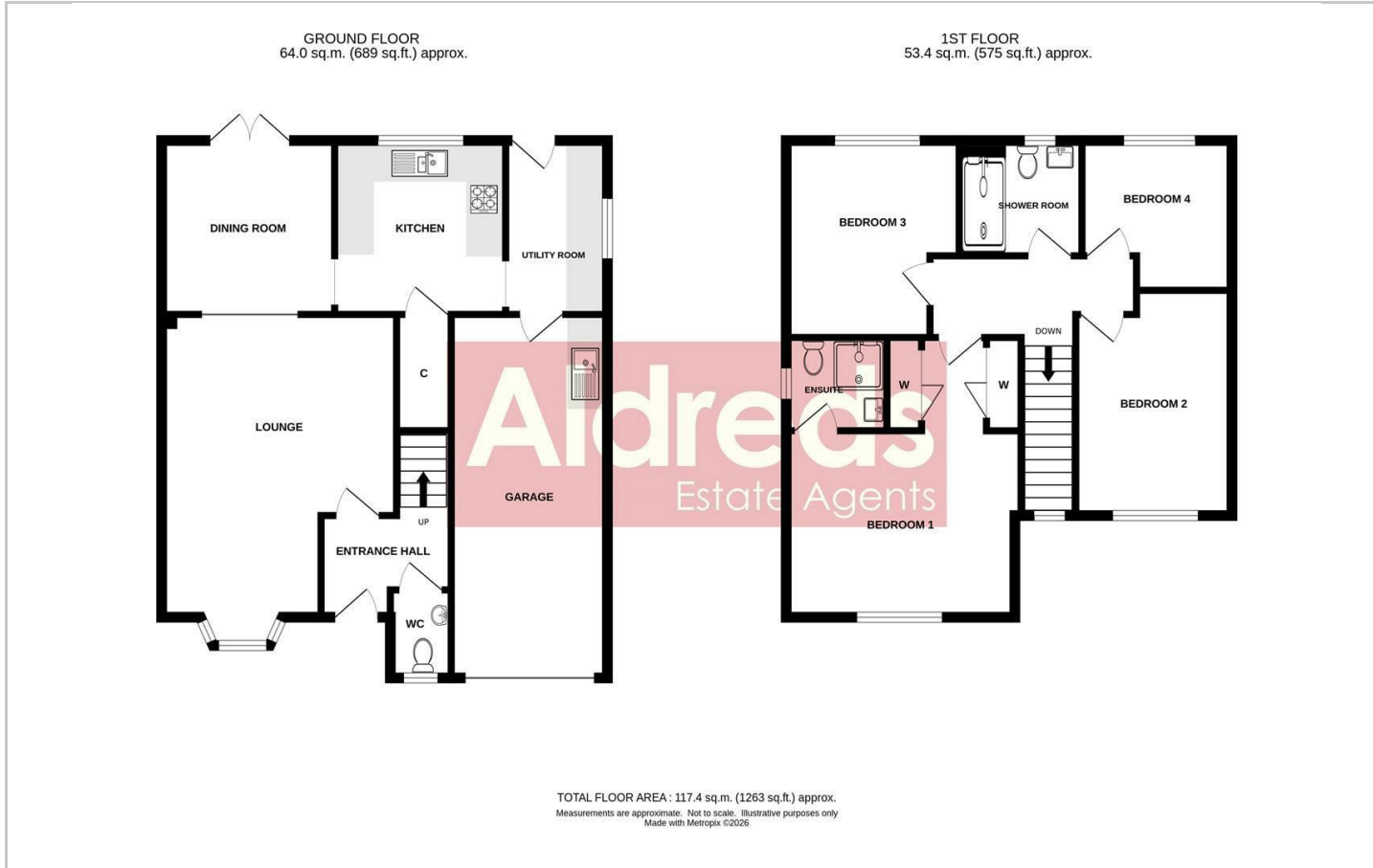
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

## what3words

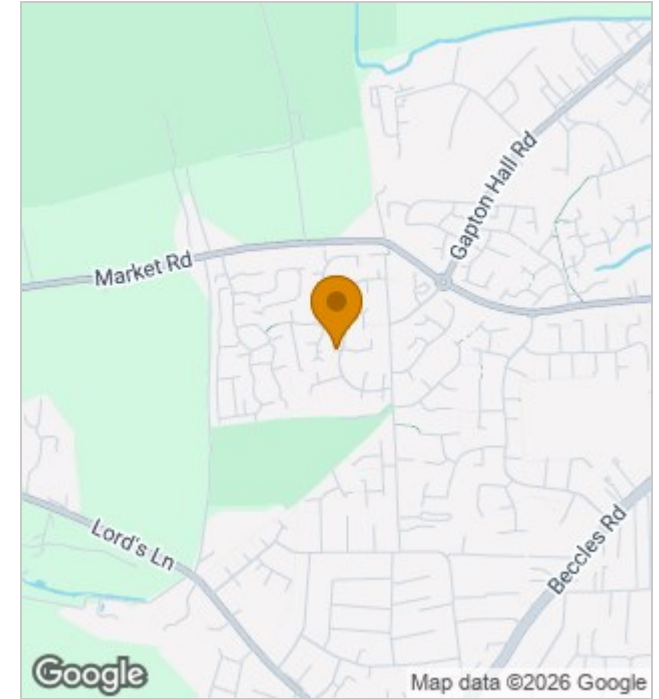
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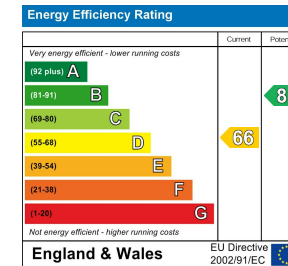
## Floor Plans



## 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.

### Disclaimer

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