

8 Fellowes Drive, Bradwell, NR31 8QR

Offers Over £240,000

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- Semi-Detached House
- 2 Reception Rooms
- Bathroom & Separate WC
- UPVC Double Glazing
- West Facing Rear Garden
- 3 Bedrooms
- Kitchen
- Gas Central Heating
- Driveway
- Cul-de-sac Location



This 3-bedroom semi-detached house is pleasantly situated in a cul-de-sac with a west facing rear garden. The accommodation includes hall, 18'2" lounge, dining room, kitchen, bathroom and a separate WC. In addition, the property has the benefit of gas central heating and UPVC double glazing.





Entrance Hall

UPVC entrance door with UPVC double glazed side panel. Coved and textured ceiling. Staircase to first floor landing.

Lounge 18'2" x 11'11" (5.54m x 3.63m)

Covered radiator. UPVC double glazed window to rear aspect. UPVC double glazed doors to a paved patio and the rear garden.

Kitchen 13'10" x 9'10" max (4.22m x 3.00m max)

Worktops with cupboards and drawers below. Matching wall cupboards and tall cupboard with cupboards above and below a refrigerator. Glass fronted display cabinet. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Dual fuel cooker with an extractor above. Utility space below worktop with plumbing for washing machine and a further space for tumble dryer. Radiator. Spotlights. UPVC double glazed windows to front and side aspects.

Dining Room 15'0" x 7'8" max (4.57m x 2.34m max)

Radiator. Built-in shelved under stairs storage cupboard. UPVC double glazed window to front aspect.



First Floor

Landing
Built-in double wardrobe. Built-in airing cupboard with a wall mounted gas fired combination boiler. Loft access hatch.

Bedroom 1 12'0" x 9'8" (3.66m x 2.95m)
Radiator. Built-in double wardrobe with sliding mirrored doors. UPVC double glazed window to rear aspect.

Bedroom 2 10'0" x 9'7" (3.05m x 2.92m)
Radiator. Built-in double wardrobe. UPVC double glazed window to front aspect.

Bedroom 3 9'0" x 8'2" (2.74m x 2.49m)
Radiator. UPVC double glazed window to rear aspect.

Bathroom 7'0" x 5'3" (2.13m x 1.60m)
Panelled bath with a mixer shower above. Wash basin. Tiled splashback. Chrome towel radiator. Extractor. Inset spotlights. UPVC double glazed window to front.

Separate WC
White WC. Inset spotlight. UPVC double glazed window to front.







Outside
A driveway provides parking to the front of the property and there is a lawned front garden with shrub border. A pathway leads round to the side of the house through a gate to a wide pathway to the rear garden which is west facing, enclosed by fencing and laid partly to lawn with a shrub bed and a large paved patio area. Large timber and felt roof garden shed.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

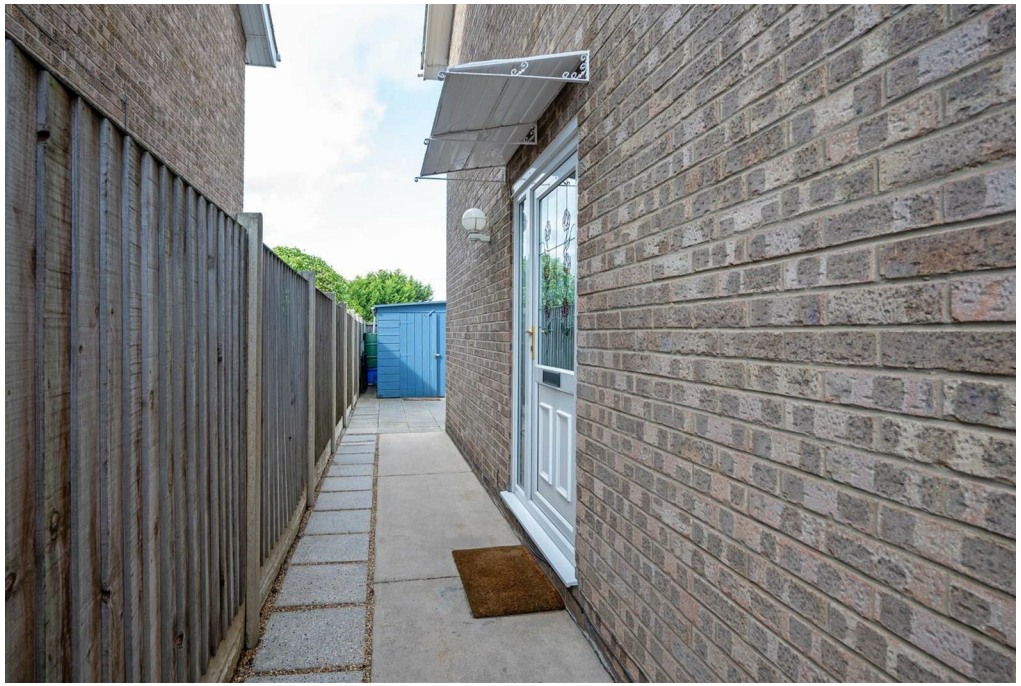
Council Tax
Great Yarmouth Borough Council - Band C

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.

Directions
Head south on Gorleston High Street and turn right at the traffic lights onto Church Lane. Take the second exit off the roundabout, remaining on Church Lane and proceed over the next traffic lights onto Crab Lane. At the end of Crab Lane turn left onto Beccles Road (A143). Proceed over the traffic lights by Greggs and then take the first right onto Church Lane. Fellowes Drive is the second turning on the left and the property will be found on the right hand side.

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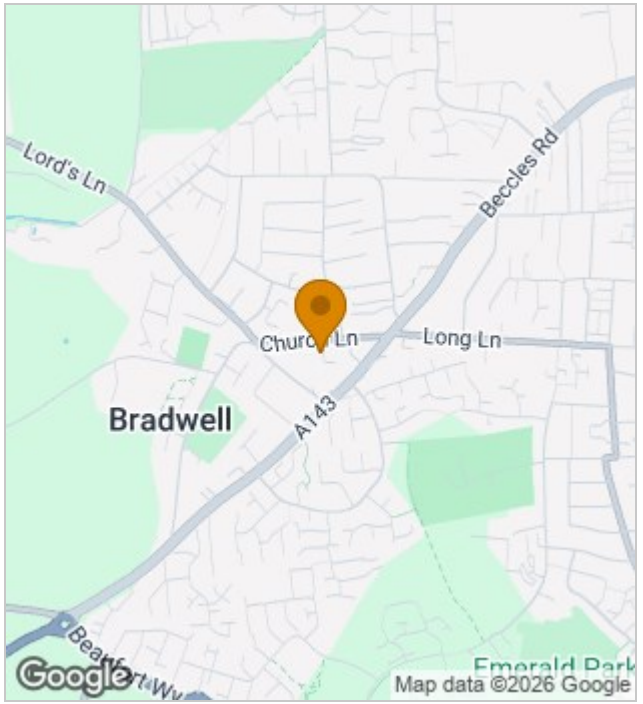




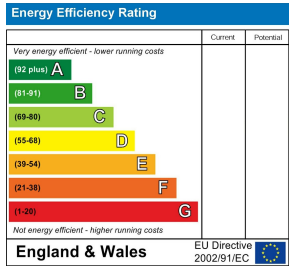
Floor Plans



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.

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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/

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