



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

£350,000





£350,000

17 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SX

- Detached Family Home
- 2 Reception Rooms
- Utility Room
- En-suite Shower Room & Bathroom
- Detached Double Garage & Gardens
- 4 Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Gas Central Heating & UPVC Double Glazed Windows
- No Onward Chain

This spacious 4 bedroom detached family home is ready for immediate occupation. The property is offered for sale with no onward chain and benefits from gas central heating and UPVC double glazing. There is a landscaped rear garden and a detached double garage.



Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Stairs to first floor landing.

Cloakroom 6'3" x 4'10" (1.91m x 1.47m)

WC. Pedestal wash basin with tiled splashback. Radiator. Extractor.

Lounge 21'6" x 10'9" (6.55m x 3.28m)

Solid wood flooring. Two radiators. Capped gas point. Cable television point. UPVC double glazed sliding patio door to a brick weave patio and the garden.

Dining Room 12'3" x 9'7" (3.73m x 2.92m)

Radiator. Electronic heating control.

Kitchen/Breakfast Room 12'10" x 9'7" (3.91m x 2.92m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Four burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for dishwasher. Tiled floor. Radiator.





Directions

Utility Room 7'8" x 6'3" (2.34m x 1.91m)

Worktop with cupboard below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching tall cupboard. Utility space below worktop with plumbing for washing machine and a further space for tumble dryer. Tiled floor. Radiator. Space for fridge/freezer. Wall mounted gas fired boiler. UPVC door with double glazed panel to the brick weave patio and rear garden.

Landing

Bedroom 1 12'2" x 9'7" + door recess (3.71m x 2.92m + door recess)

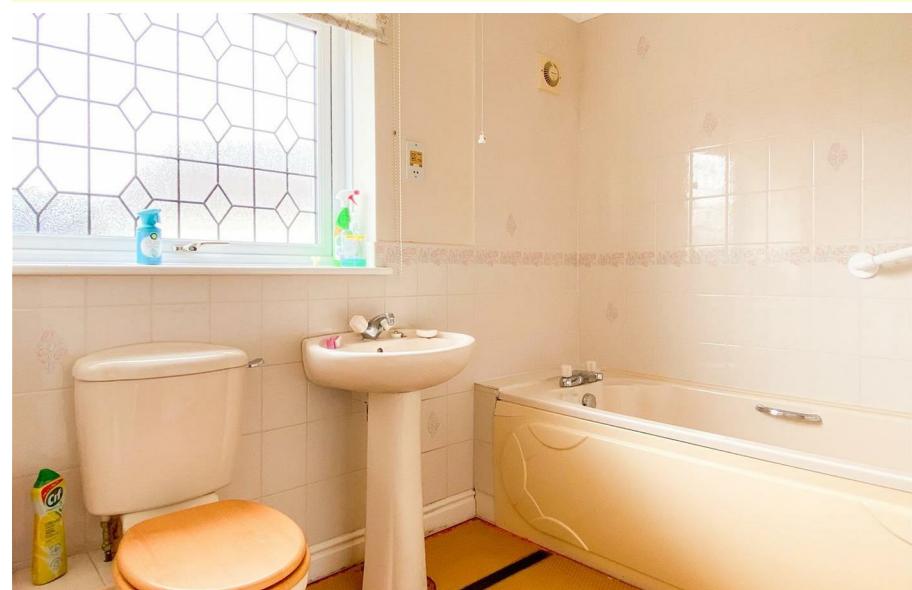
Tiled corner shower cubicle with a mixer shower. Pedestal wash basin. WC. Part tiled walls. Radiator. Shaver point. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Extractor.

Bedroom 2 12'2" x 10'11" (3.71m x 3.33m)

Radiator. Loft access hatch.

Bedroom 3 9'5" x 9'1" (2.87m x 2.77m)

Radiator.



Bedroom 4 9'1" x 8'7" (2.77m x 2.62m)

Radiator.

Bathroom 8'10" x 5'11" (2.69m x 1.80m)

Matching suite comprising panelled bath with surround. Pedestal wash basin.

WC. Part tiled walls. Radiator. Shaver point. Extractor.

Outside

A private driveway provides off road parking in front of a detached double garage 5.38m wide x 5.26m deep (17'8" x 17'3") with roller shutter door, light and power, overhead storage space, UPVC door with double glazed panel to the rear garden. The rear garden is fully enclosed and landscaped with a large brick weave patio area and step up to a lawned area with a large garden pond. There is an additional area to the side of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band E

Energy Performance Certificate (EPC)

EPC rating:

Location

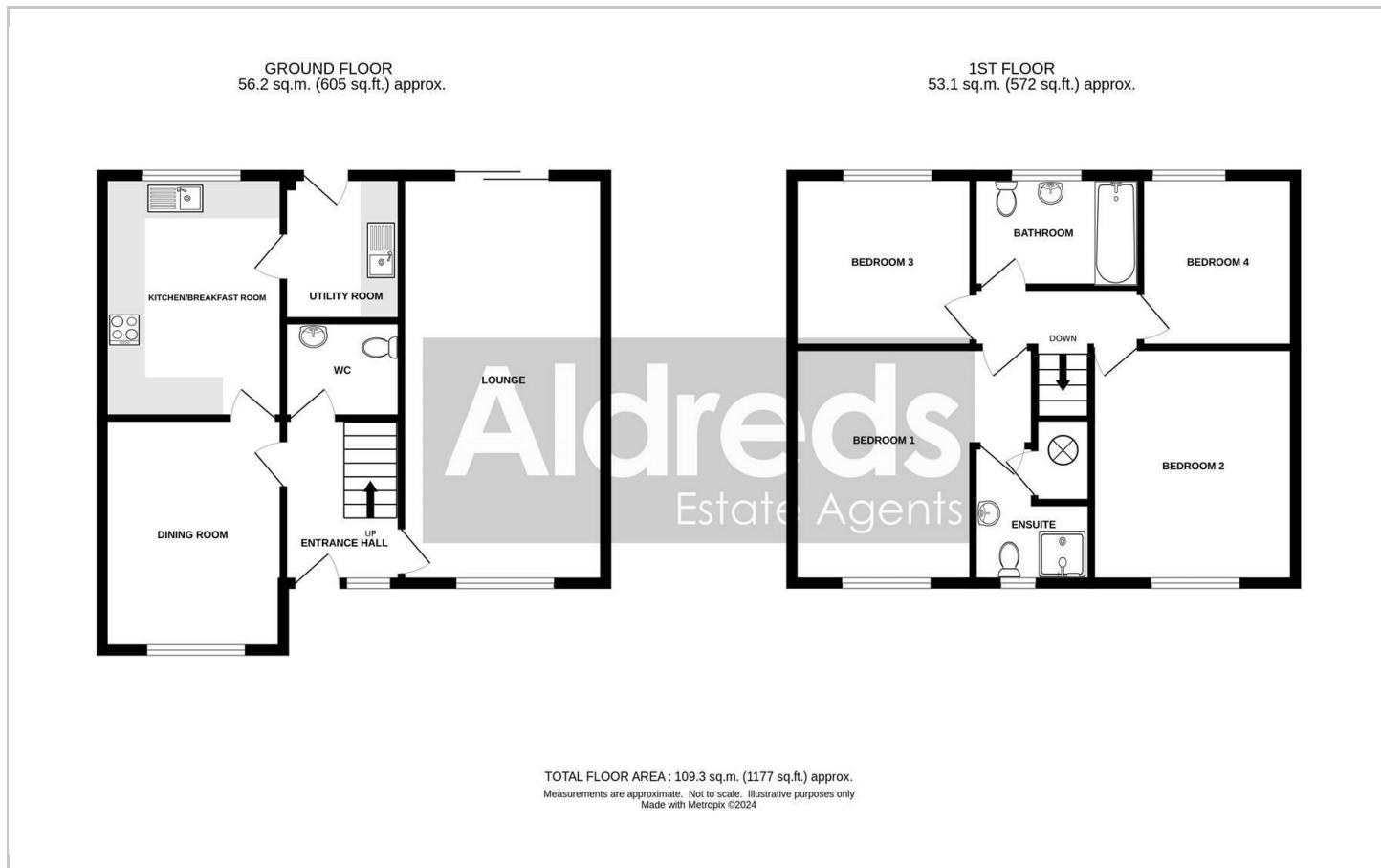
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left. Follow the road round to the left into Mill Lane, turn right into El Alamein Way, The property will be found on the left hand side.

Ref: G18100/07/24

Floor Plans



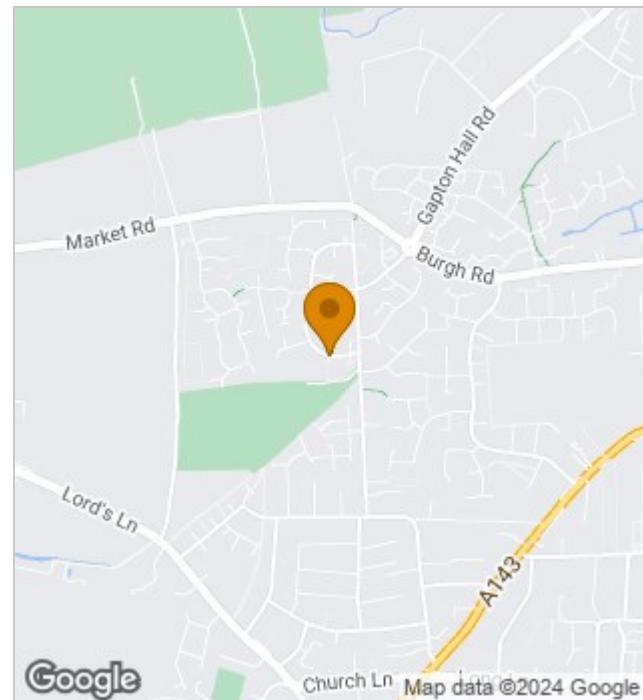
Viewing

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're 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 require is available.

Location Map



Energy Performance Graph

