

Aldreds
Estate Agents



23 Delph Road

Bradwell, Great Yarmouth, NR31 9GF

Guide Price £315,000



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Bradwell, Great Yarmouth, NR31

** GUIDE PRICE £315,000 - £325,000** A 4 bedroom detached family home, pleasantly positioned in a cul-de-sac with spacious accommodation. The property benefits from gas central heating and UPVC double glazed windows. A door from the kitchen diner leads through to the garage, proving potential to convert part or all of the garage to additional accommodation.

Entrance Hall

Composite entrance door with two double glazed panels and spy hole. Radiator. Electronic thermostat for heating. Wood effect laminate floor. Stairs to first floor landing.

Lounge

15'9" x 10'11" max (4.80m x 3.33m max)

Wood effect laminate floor. Radiator. Television and telephone points. Doors with glazed panels to kitchen/diner.

Kitchen/Diner

18'4" x 10'3" (5.59m x 3.12m)

Granite worktops and breakfast bar with cupboards and drawers below and a stainless steel one and a half bowl sink with mixer tap. Matching upstands. Matching wall cupboards. Built-in electric double oven and grill. Four ring electric hob with granite splashback and a concealed extractor above. Integrated Zanussi dishwasher. Wood effect laminate floor. Radiator. Built-in under stairs storage cupboard with single power point. Door to garage. UPVC double glazed doors to the rear garden.

Utility Room

7'0" x 5'3" (2.13m x 1.60m)

Wood effect worktop with cupboard and drawer below and a utility space with plumbing for washing machine. Wood effect laminate floor. Radiator. Wall mounted gas fired combination boiler. Composite door with double glazed panel to side.

Cloakroom

5'3" x 2'11" (1.60m x 0.89m)

White WC and pedestal hand wash basin with tiled splashback. Wood effect laminate floor. Radiator.

Landing

Built-in airing cupboard. Loft access hatch.

Bedroom 1

11'0" x 10'3" plus recesses (3.35m x 3.12m plus recesses)

Radiator. Built-in over stairs wardrobe/storage cupboard. Large built-in wardrobe.

En-suite Shower Room

Tiled corner shower cubicle with a mixer shower. White pedestal wash basin with tiled splashback and WC. Wood effect flooring. Radiator. Extractor.





Bedroom 2
12'2" x 9'4" (3.71m x 2.84m)
Radiator.

Bedroom 3
9'7" x 9'3" (2.92m x 2.82m)
Radiator.

Bedroom 4
9'7" x 7'2" (2.92m x 2.18m)
Radiator.

Bathroom
6'10" x 6'3" (2.08m x 1.91m)
White suite comprising panelled bath with tiled surround and a mira Azora shower above. Pedestal wash basin with tiled splashback and WC. Wood effect flooring. Chrome towel radiator. Extractor.

Outside
A brick weave driveway provides parking for 2/3 vehicles and leads to an integral single garage with up-and-over door, light and power, door to kitchen/diner. The rear garden is fully enclosed and laid partly to lawn with a raised slate paved patio.

Tenure
Freehold

Services
Mains gas, electricity, water and drainage are connected.

Council Tax
Great Yarmouth Borough Council - Band D

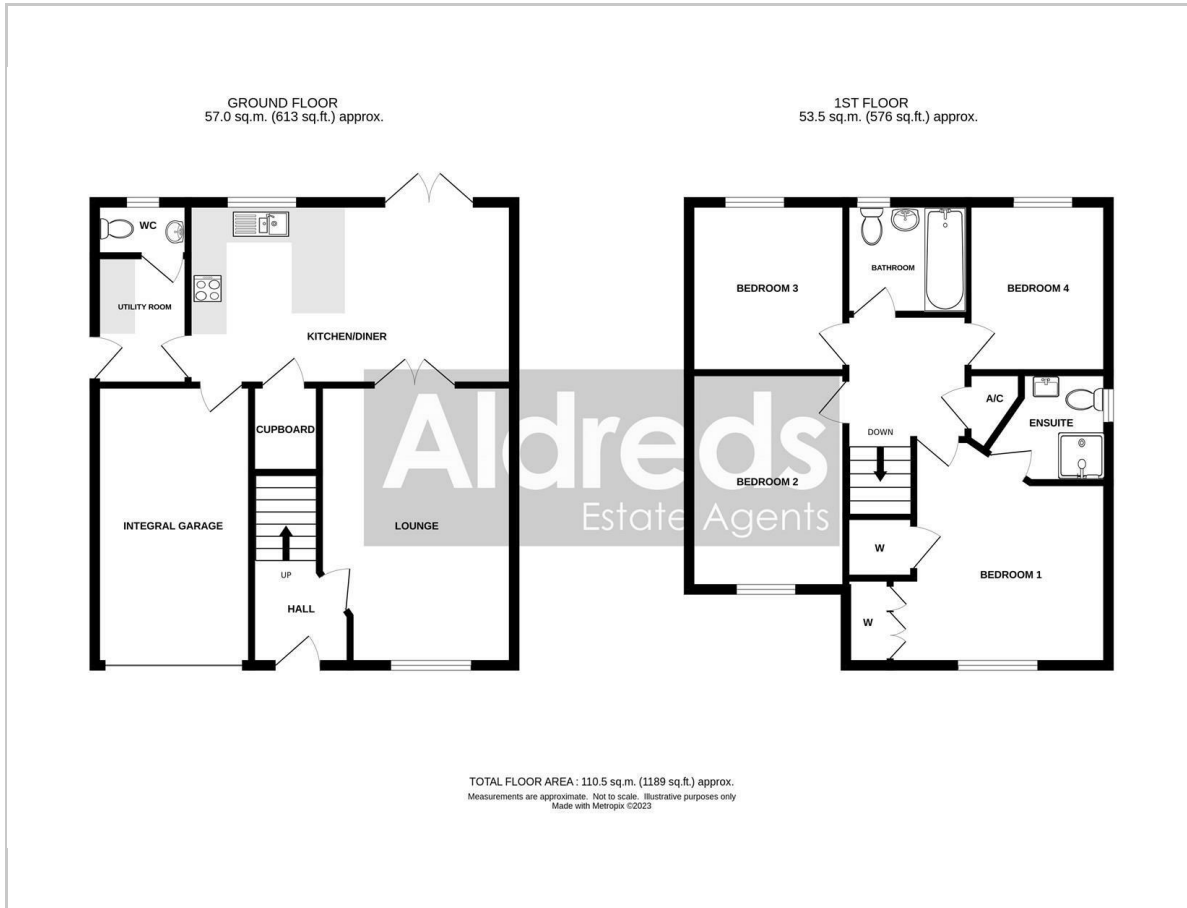
Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions
Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn right onto Colby Drive. Take the second turning on the right into Delph Road and follow the road round to the left. The property will be found a short distance along on the left.

Ref: G17966/11/23



Floor Plan



Area Map



Viewing

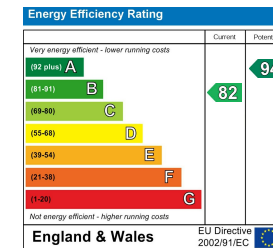
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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