



Fell Way, Bradwell Great Yarmouth NR31 9UF

welcome to

Fell Way, Bradwell Great Yarmouth

Impressive 5 Bedroom Home, in a sought-after village location, making it an ideal choice for growing families and those seeking a comfortable and well-maintained residence.



Entrance Porch

Enter the property via a uPVC double-glazed anthracite grey entrance door, flanked by four opaque double-glazed windows to the side aspect. This leads into the porch, which features tiled flooring. A further door provides access to the main accommodation.

Hallway

A welcoming entrance hall featuring carpeted flooring, a radiator, built-in understairs storage cupboard and ceiling light point. Carpeted stairs rise to the first-floor landing, while doors provide access to the ground-floor reception rooms.

Lounge

14' 8" x 11' 10" (4.47m x 3.61m)

A spacious and inviting living area featuring a double-glazed uPVC window to the front aspect, allowing plenty of natural light. The room benefits from carpeted flooring, an Artex and coved ceiling, a TV point, 2 x ceiling lights, radiator, and ample wall sockets. A feature electric fireplace with a decorative wooden mantel and marble hearth creates an attractive focal point. A large arched opening leads seamlessly through to the dining room, enhancing the sense of space and flow between the two areas.

Dining Room

9' 11" x 9' 4" (3.02m x 2.84m)

A well-proportioned dining room featuring uPVC double-glazed French doors that open directly onto the rear garden, providing easy access to an outdoor entertaining space. The room benefits from carpeted flooring, an Artex and coved ceiling, a radiator, 2 x ceiling lights, and convenient wall sockets, creating a comfortable and practical setting for family dining and gatherings.

Kitchen

11' 9" x 9' 10" (3.58m x 3.00m)

A contemporary and well-appointed kitchen featuring a double-glazed window to the rear aspect, providing plenty of natural light. The kitchen is fitted with an extensive range of wall, base and drawer

units, complemented by granite-effect work surfaces.

Integrated appliances include a built-in fan-assisted oven and grill, gas hob with a stainless steel and glass canopy extractor hood above, and a fridge/freezer, creating a seamless and streamlined finish. A 1.5 bowl stainless steel sink and drainer with mixer tap is also provided.

Further features include a breakfast bar, tiled splashbacks, radiator, vinyl flooring, ceiling light, ample power points, and an Artex and coved ceiling.

A door from the kitchen leads to the downstairs WC and utility room.

Downstairs W/C

A convenient downstairs cloakroom featuring an opaque double-glazed window to the side aspect. Fitted with a low-level WC, vinyl flooring, and ceiling light, providing practical facilities for guests and everyday family use.

Utility Room

8' 9" x 5' 2" (2.67m x 1.57m)

A practical and well-equipped utility room featuring a double-glazed window and obscure-glazed door to the rear aspect, providing direct access to the garden. The room is fitted with wall and base units complemented by granite-effect work surfaces and tiled splashbacks.

There is a 1 bowl stainless steel sink and drainer with mixer tap, together with space and plumbing for a washing machine. The wall-mounted boiler is also housed within the utility room.

Additional features include a radiator, vinyl flooring, ceiling light, and an Artex and coved ceiling.

First Floor Accommodation Landing

A spacious landing featuring carpeted flooring, ceiling light, loft access, built-in storage cupboard, radiator, and an artex and coved ceiling. Doors lead

to all bedrooms and the family bathroom, providing access to the first-floor accommodation.

Master Bedroom

12' 5" x 11' 2" (3.78m x 3.40m)

A spacious bedroom featuring a double-glazed window to the front aspect, carpeted flooring, and fitted wardrobes providing excellent storage. The room also benefits from a radiator, ceiling light, multiple wall sockets, and an Artex ceiling with coving, creating a comfortable and well-presented living space.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

Double-glazed window to the rear aspect, carpeted flooring, and a radiator. Additional features include a ceiling light and multiple wall sockets, creating a comfortable and functional space suitable for a range of uses.

Bedroom Three

12' 8" x 8' 10" (3.86m x 2.69m)

A bright and comfortable bedroom featuring a double-glazed window to the front aspect, carpeted flooring, and a radiator. The room also benefits from a ceiling light and multiple wall sockets, providing a practical and versatile living space.

Bedroom Four

9' 2" x 8' 10" (2.79m x 2.69m)

A well-proportioned bedroom featuring a double-glazed window to the front aspect, carpeted flooring, a radiator, and fitted wardrobes providing ample storage. Additional features include a ceiling light, multiple wall sockets, and an Artex ceiling with coving.

Bedroom Five

10' 1" x 9' 3" (3.07m x 2.82m)

Currently utilised as a home office, this room features a double-glazed window overlooking the rear aspect, carpeted flooring, a radiator, multiple wall sockets, and a ceiling light. The room is finished with an Artex ceiling and coving, providing a practical and



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welcome to

Fell Way, Bradwell Great Yarmouth

- A Well Presented 5-Bedroom Detached Family Home
- Ready to be Enjoyed by its New Owners
- uPVC Double Glazing & Gas Central Heating
- Garage & Off-Road Parking
- Open-Plan Lounge & Dining Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108352 - 0002

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