



6 Baker Street
Gorleston
Norfolk
NR31 6QT

www.bycroftestateagents.co.uk
01493 664000
gorleston@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

13 Adams Drive
Bradwell, Norfolk, NR31 9XY

Guide Price £200,000-£210,000
Freehold

Bycroft Estate Agents are delighted to present this modern and beautifully presented two bedroom mid terraced house situated in this popular and sought after development in Bradwell close to shops, amenities and schools for all ages. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, two double bedrooms, bathroom, front brick weave driveway, enclosed rear garden, double glazing and gas central heating.

ENTRANCE HALL

entrance door; stairs to first floor; radiator.

CLOAKROOM

wc; wash hand basin with black matt mixer tap; radiator; frosted window to front aspect.

LOUNGE

15' 1" x 9' 5" max (4.6m x 2.87m) plus understairs storage cupboard; window to front aspect; radiator.

KITCHEN / DINER

12' 8" x 8' 2" (3.86m x 2.49m) u-shaped worktop with a range of base cupboards and drawers; built in oven with four ring hob and light and extractor; space and plumbing for washing machine; space for upright fridge freezer; one and a half bowl sink with mixer tap; range of wall units; cupboard housing Ideal Logic gas boiler; window to rear aspect; French doors to rear garden; radiator.

FIRST FLOOR LANDING

access to roof space.

BEDROOM 1

11' 0" x 8' 5" (3.35m x 2.57m) plus fitted double wardrobe with sliding doors; two windows to front aspect; radiator.

BEDROOM 2

12' 8" x 8' 3" (3.86m x 2.51m) window to rear aspect; radiator.

BATHROOM

bath with mixer tap and mains shower fittings; vanity unit comprising wash hand basin with black matt mixer tap and storage cupboard; wc; extractor fan; heated towel rail.

OUTSIDE

To the front of the property there is a brick weave driveway with space for two cars standing. To the rear there is an enclosed garden with paved patio, lawn, timber shed and gate providing pedestrian access to the rear.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 664000.

COUNCIL TAX

This property is currently listed as Band B.

AGENTS NOTE

There is a management fee payable annually £148.00 approximately.

