

**Aldreds**  
Estate Agents



28 Headington Close

Bradwell, Great Yarmouth, NR31 8DN

£260,000





## 28 Headington Close

Bradwell, Great Yarmouth, NR31 8DN

A fantastic well presented and spacious two bedroom semi detached bungalow sitting on the boundary between Gorleston and Bradwell. The property offers a spacious entrance porch, entrance hall, lounge, kitchen, conservatory, two bedrooms, shower room and a cloakroom. Gas central heating & double glazing. Outside there are gardens to front & rear and a driveway leading to a garage. It has a southerly facing rear garden.

### Entrance Porch

8'8" x 5'7" (2.65 x 1.72)

Door to front

### Entrance Hall

Loft access, radiator

Electric and lighting in loft

### Lounge

21'4" x 14'0"ax 9'10" min (6.52 x 4.28max 3 min)

Double glazed window to side aspect, two radiators, double glazed window looking in to conservatory, double glazed French doors to conservatory

### Conservatory

18'9" x 7'11" (5.73 x 2.42)

Brick based with sealed unit double glazing, double glazed French doors to rear

### Kitchen

9'10" x 7'10" (3.02 x 2.41)

Base & wall units with worktops, double glazed window to side aspect, door to side, electric cooker point, plumbing for washing machine, sink with drainer

### Bedroom 1

12'0" x 9'11" (3.66 x 3.04)

Double glazed window to front aspect, radiator

### Bedroom 2

9'11" x 9'10" (3.03 x 3.02)

Double glazed window looking in to porch, radiator







### Shower Room

Shower in cubicle, hand basin, wall mounted gas boiler in storage cupboard, opaque double glazed window to side aspect, heated towel rail

### Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect

### Outside

Southerly facing rear garden. Driveway to garage with up & over door, benefitting with power & light, block shed/summer house with power & light 2.48m x 2.44m, shingle bed. To the rear there is a paved patio, lawned garden bushes & shrubs, greenhouse.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council tax

Band B

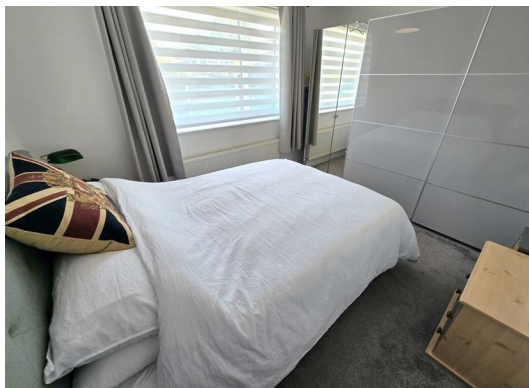
### Location

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.

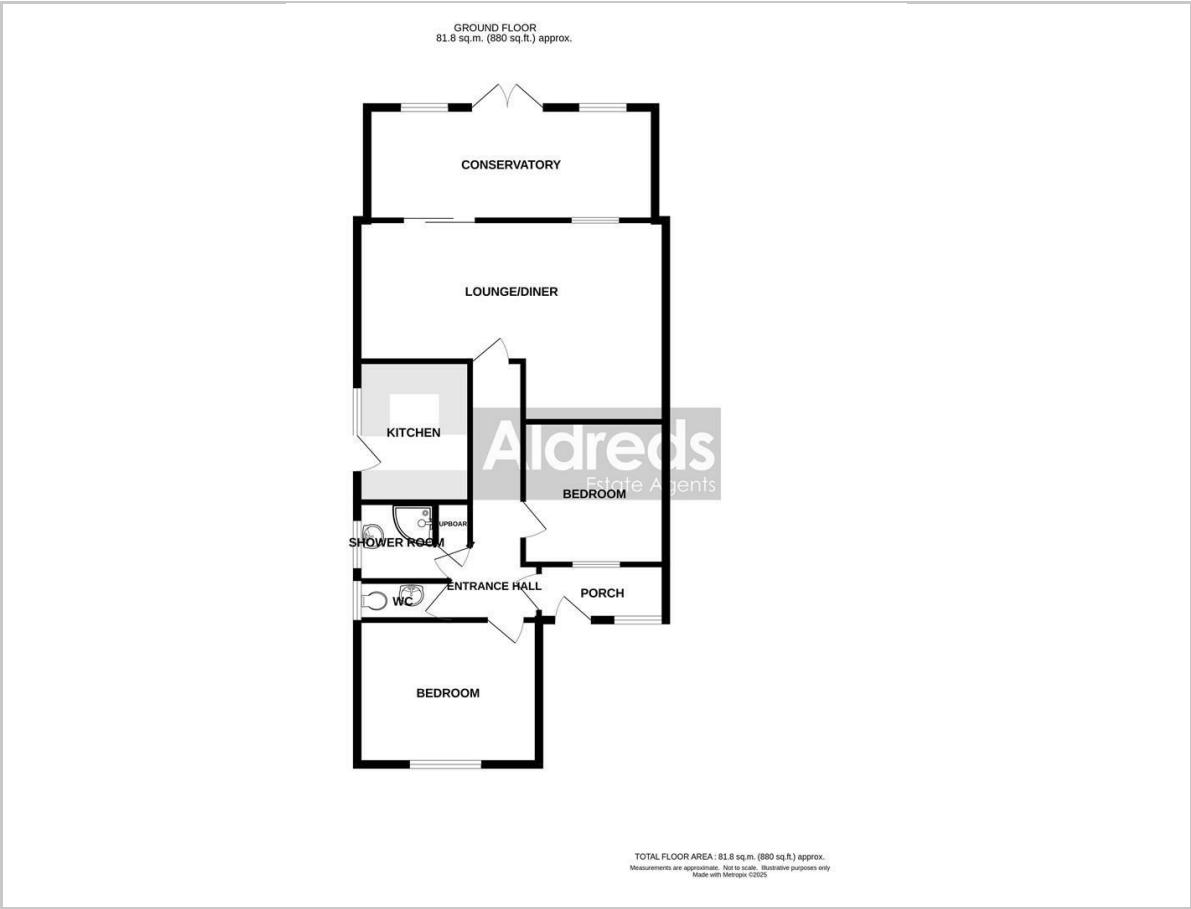
### Directions

From the Gorleston office head along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, turn left into Headington Close where the property can be found on the right hand side.

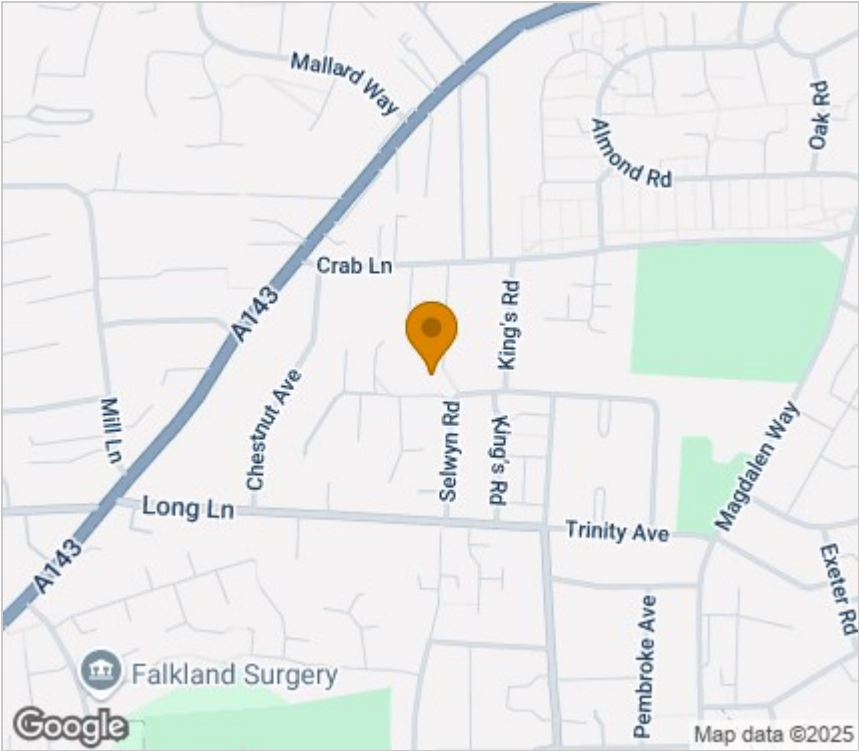
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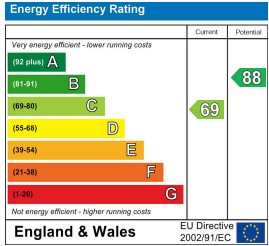
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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