

**Aldreds**  
Estate Agents



20 Cedar Close

Bradwell, Great Yarmouth, NR31 8JA

Offers In The Region Of £250,000



## 20 Cedar Close

Bradwell, Great Yarmouth, NR31 8JA

Sitting on this popular cul-de-sac, we are pleased to offer this well presented, spacious, extended three bedroom semi detached bungalow. The property has an entrance hall, two reception rooms, kitchen, inner hallway, three bedrooms and a bathroom. There are the benefits of gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway leading to garage. Carpets as fitted are included in the asking price.

### Entrance Hall

Loft access, door to side, storage cupboard, radiator.

### Lounge

17'0" x 10'4" (5.18 x 3.15)

Double glazed window to front aspect, radiator, archway to:-

### Dining Room

10'4" x 9'5" (3.15 x 2.87)

Radiator.

### Kitchen

13'6" x 9'1" (4.11 x 2.77 (4.12 x 2.78))

Base and wall mounted storage units with work surfaces over, double glazed window to front aspect, double glazed window to side aspect, stainless steel sink and drainer, part tiled walls, plumbing for washing machine, electric hob, electric oven, radiator.

### Bedroom 3

9'1" x 8'11" (2.77 x 2.72 (2.78 x 2.73))

Double glazed window to side aspect, radiator.

### Bathroom

6'5" x 5'5" (1.96 x 1.65)

Panel bath, pedestal hand wash basin, low level WC, opaque double glazed window to side aspect, radiator.

### Inner Hallway

### Bedroom 1

14'7" x 8'8" (4.45 x 2.64)

Double glazed window to rear aspect, radiator.





### Bedroom 2

12'4" x 11'0" (3.76 x 3.35)

Double glazed window to rear aspect, radiator.

### Outside

To the front of the property there is a driveway leading to garage, the garage has an up and over door and benefits from power and light. The garage also has an inspection pit. Shingle garden. To the rear of the property there is a lawned garden with flower beds and borders containing bushes, shrubs and plants, timber shed.

### Tenure

Freehold.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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.

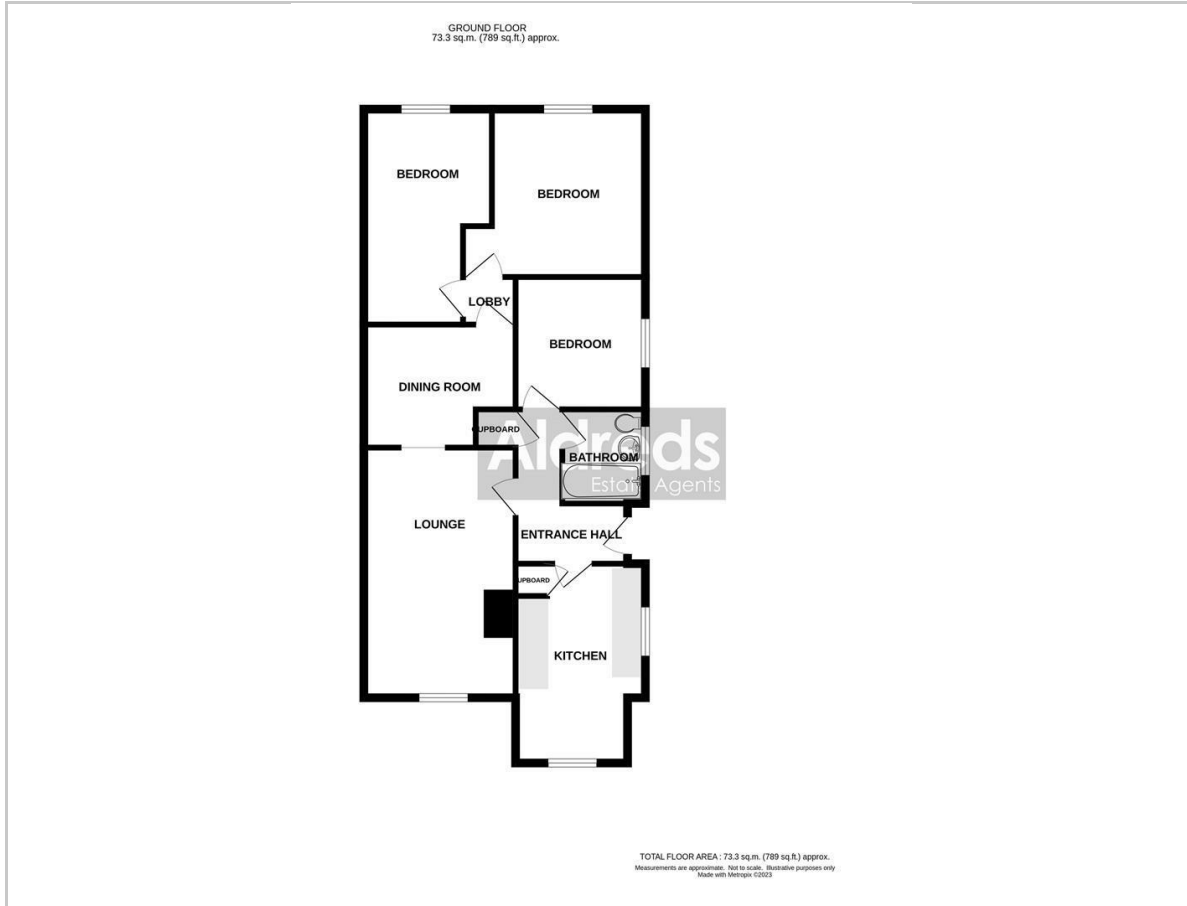
### Directions

From the Gorleston office head south 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, at the 'T' junction turn left into Beccles Road, at the traffic lights take the sharper turn on the right into Mill Lane, follow the road round to the left and continue into Willow Avenue,, turn right into Cedar Close where the property can be found at the end.

Ref: G17772/01/23



## Floor Plan



## Viewing

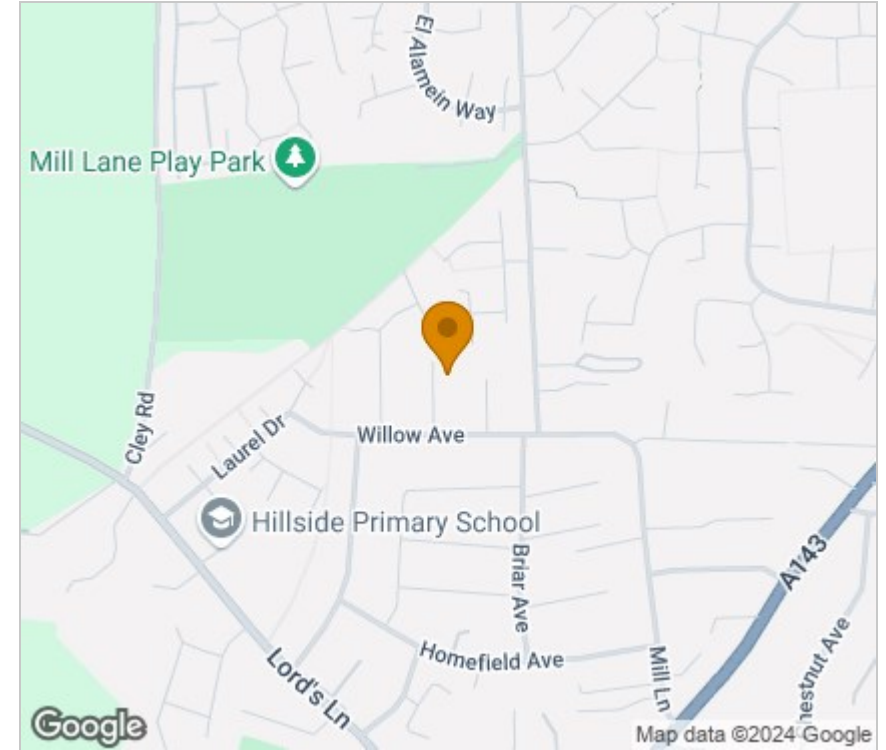
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

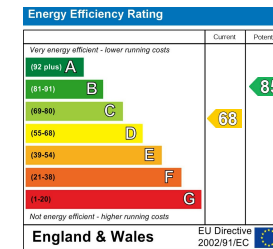
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## Area Map



## Energy Efficiency Graph



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