

**Aldreds**  
Estate Agents



2 Yew Tree Close

Bradwell, Great Yarmouth, NR31 8NZ

£395,000



## 2 Yew Tree Close

Bradwell, Great Yarmouth, NR31 8NZ

This 5 bedroom detached family home offers exceptionally well presented accommodation. The property is heated by efficient Sunflow electric radiators which are independently programmable and controllable over Wi-Fi. All of the windows have been replaced with UPVC double glazed units and the owners have added a new kitchen and bathroom in recent times. The spacious and flexible accommodation will appeal to a wide range of buyers.

### Entrance Porch

UPVC entrance door.

### Entrance Hall

Electric radiator. Staircase with turned wood balustrade to first floor landing.

### Lounge

16'11" x 11'11" (5.16m x 3.63m)

Electric radiator.

### Kitchen/Diner

15'4" x 13'4" into recesses (4.67m x 4.06m into recesses)

Worktops with cupboards and drawers below. White one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and tall storage cupboards. Tall unit with a built-in fan assisted oven and grill with cupboard above and drawers below. Island unit with cupboards and drawers below and a four ring electric hob with a ceiling mounted stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Pull-out bin/recycling drawer. Fitted larder cupboard and further tall storage cupboard. Space for an American style fridge/freezer with cupboard above. Built-in airing cupboard with hot water cylinder. Electric radiator. UPVC door with double glazed panel to the garden.

### Bedroom 1

11'11" x 11'10" (3.63m x 3.61m)

Electric radiator.

### Bedroom 2

11'11" x 9'11" (3.63m x 3.02m)

Electric radiator.

### Bathroom

8'3" x 7'10" (2.51m x 2.39m)

Fully tiled walls and floor. White suite comprising panelled shower bath with a mixer shower above. Pedestal wash basin. WC. Electric radiator.

### Bedroom 5

8'5" x 7'11" (2.57m x 2.41m)

Electric radiator.





### Landing

Velux skylight window.

### Bedroom 3

16'11" x 16'8" (5.16m x 5.08m)

The measurements of this room reflect the total floor area and there are sloping ceilings with inset spotlights. Electric radiator. Two Velux skylight windows with blinds.

### Bedroom 4

16'8" x 13'0" (5.08m x 3.96m)

The measurements of this room reflect the total floor area and there are sloping ceilings with inset spotlights. Electric radiator. Built-in wardrobes. Two Velux skylight windows with blinds.

### Shower Room

7'9" x 7'3" (2.36m x 2.21m)

Fully tiled walls and floor. Large shower cubicle with mixer shower and rainfall fitting. White wash basin with cupboards and drawers below. Matching tall cupboard. Fitted mirror with downlighter spotlights. WC. Electric chrome towel radiator. Shaver point. Extractor. Inset ceiling spotlights.

### Outside

A driveway provides parking for three vehicles and leads to a detached single garage. A gate between the property and the garage leads to the garden which is fully enclosed and laid to lawn with flower and shrub borders and a tiled patio area with pergola and folding screen above.

### Tenure

Freehold

### Services

Mains water, electricity and drainage are connected. The property was previously gas centrally heated so there is gas connected to the property.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating:

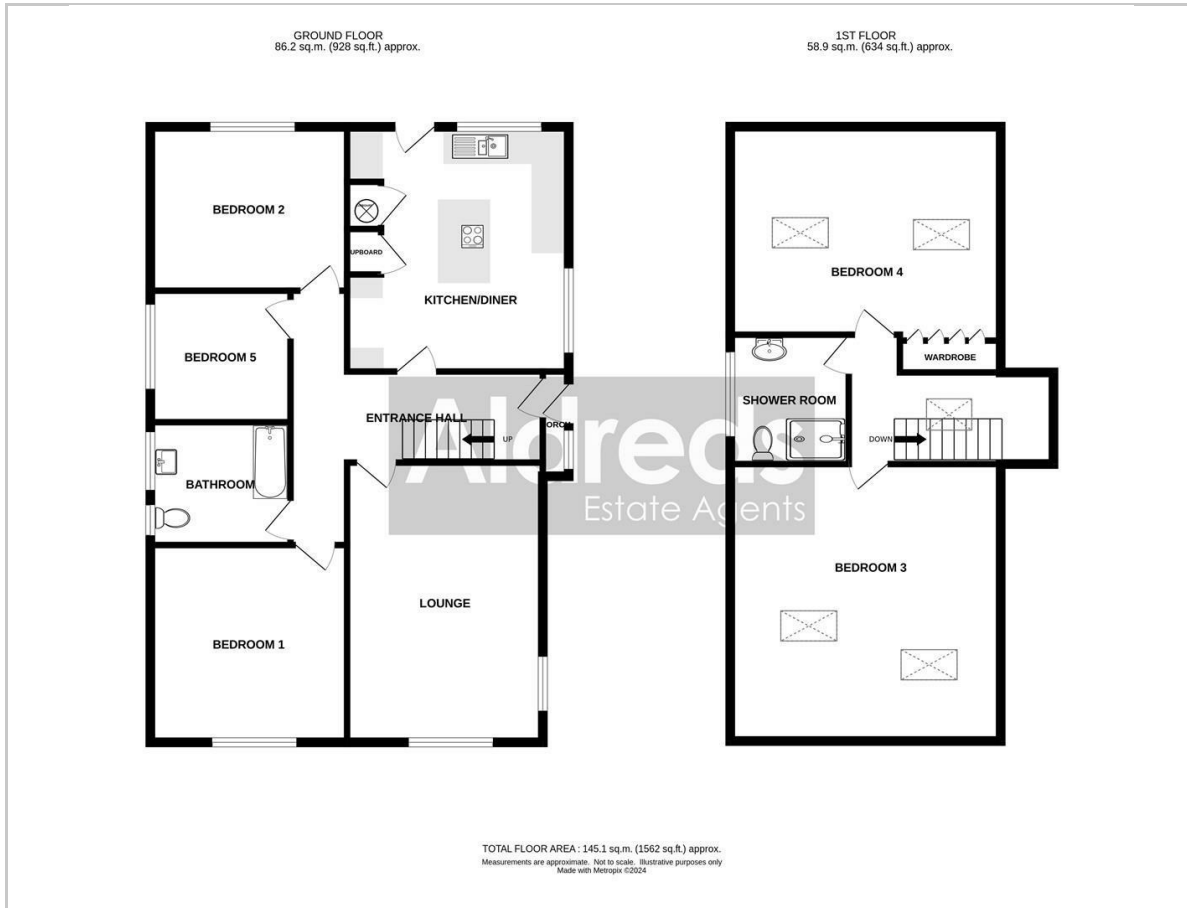
### Location

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.

Ref: G18013/03/24



## 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

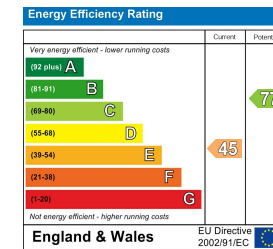
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## Area Map



## Energy Efficiency Graph



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