

Aldreds
Estate Agents



20 Lark Way

Bradwell, Great Yarmouth, NR31 8SB

£247,500



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20 Lark Way

Bradwell, Great Yarmouth, NR31 8SB

A very well presented 3 bedroom semi-detached house with a good size UPVC double glazed conservatory. The accommodation includes entrance hall, lounge, kitchen/diner, bathroom and the house benefits from gas central heating and UPVC double glazed windows. There is potential to extend the property (subject to planning).

Entrance Hall

Composite entrance door with double glazed panels and UPVC double glazed side panel. Wood effect flooring. Radiator. Built-in cloaks/storage cupboard. Stairs to first floor landing. Smooth plaster ceiling.

Lounge

13'9" x 12'10" max, 9'11" min (4.19m x 3.91m max, 3.02m min)

Wood effect flooring. Radiator. Television point. Thermostat control for heating. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Kitchen/Diner

16'1" x 7'7" (4.90m x 2.31m)

Wood effect worktops with cupboards and drawers below. White one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and glass fronted display cupboards. Built-in fan assisted double oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Integrated fridge and freezer. Radiator. Tile effect laminate floor. Built-in under stairs storage cupboard with a wall mounted gas fired boiler. Smooth plaster ceiling. Coving. UPVC double glazed window and UPVC double glazed doors leading to conservatory.

Conservatory

Tile effect laminate floor. Radiator. Double power points. Low brick construction with a pitched double glazed roof. UPVC double glazed windows with blinds to side and aspects. UPVC double glazed doors with blinds to the rear garden.

Landing

Built-in airing cupboard with slatted shelves and hot water cylinder. Smooth plaster ceiling. Loft hatch. UPVC double glazed window to side.

Bedroom 1

10'4" x 8'2" + door recess (3.15m x 2.49m + door recess)

Radiator. Textured ceiling. UPVC double glazed window to front aspect.





Bedroom 2

8'11" x 8'7" + door recess (2.72m x 2.62m + door recess)

Radiator. Large built-in wardrobe with three floor to ceiling sliding mirror doors. Textured ceiling. UPVC double glazed window to rear aspect.

Bedroom 3

7'6" max x 6'11" max (2.29m max x 2.11m max)

Radiator. Textured Ceiling. UPVC double glazed window to side.

Bathroom

6'9" x 5'7" (2.06m x 1.70m)

White suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Radiator. Textured Ceiling. UPVC double glazed window to rear.

Outside

The front garden is laid to lawn and there is potential to create additional parking space. The driveway extends to the side of the property. The rear garden is part walled with the remaining boundaries fenced and is laid to lawn with a large raised decked patio with pergola.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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.

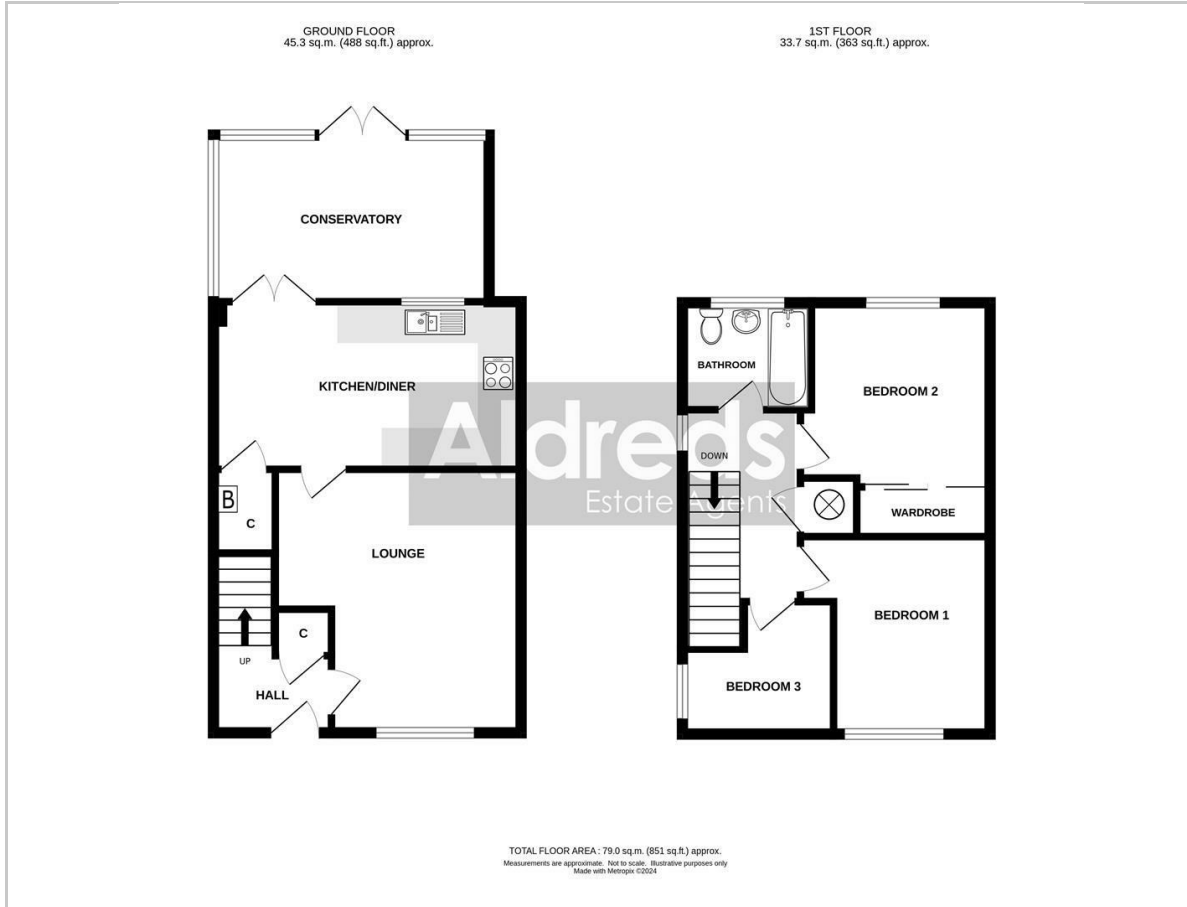
Directions

From our Gorleston office head south along the High Street and turn right at the traffic lights onto Church Lane. Continue over the roundabout (2nd exit) and proceed over the traffic lights onto Crab Lane. At the end of Crab Lane, turn right onto Beccles Road. Turn left in to Mallard Way, following the road along and then turn left in to Lark Way, where the property will be found on the right hand side.

Ref: G18073/06/24



Floor Plan



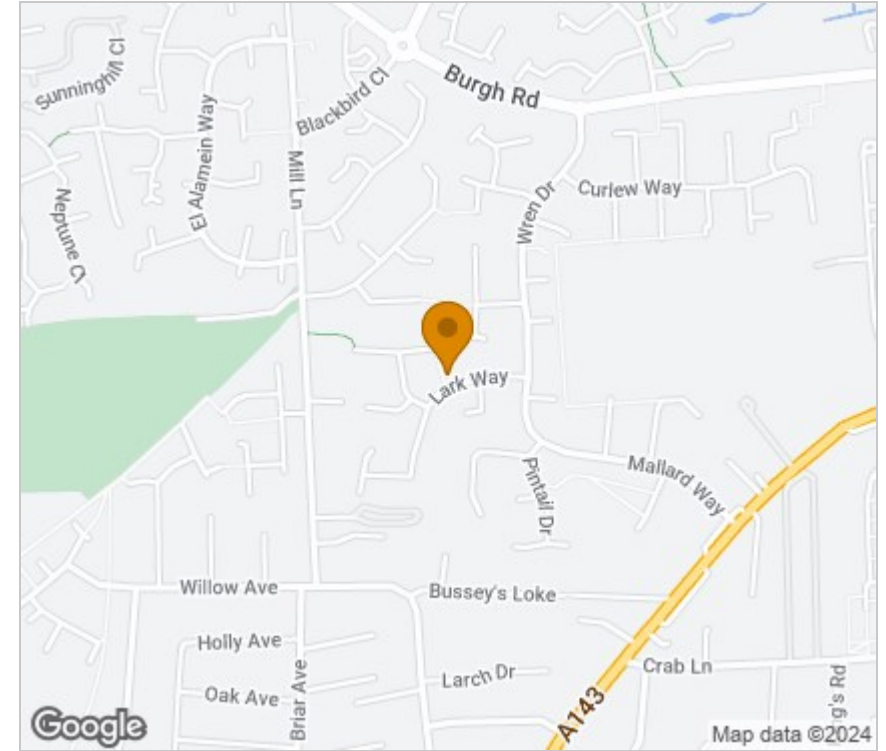
Viewing

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

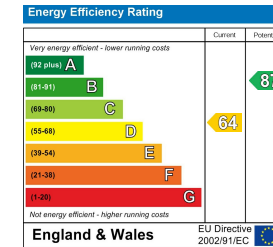
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Area Map



Energy Efficiency Graph



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