



Aldreds
Estate Agents

13 Breeze Close

Bradwell, Great Yarmouth, NR31 9XT

Offers In Excess Of £300,000



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13 Breeze Close

Bradwell, Great Yarmouth, NR31 9XT

A well presented and spacious three bedroom detached house situated on Bluebell Meadows. This Persimmon built house offers ground floor accommodation of entrance hall, lounge, inner hallway, kitchen/diner and a cloakroom. On the first floor there is a landing, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Gas central heating and double glazing, Gardens. Driveway to garage.

Entrance Hall

Door to front, door to garage.

Lounge

16'0" x 10'2" max (4.9 x 3.12 max)

Double glazed window to front aspect, radiator.

Inner Hallway

Stairs rising to landing.

Cloakroom

Low level WC, hand basin.

Kitchen/Diner

18'9" x 7'7" (5.73 x 2.33)

Base & wall units with worktops, double glazed window to rear aspect, double glazed French doors to rear, radiator, wall mounted gas boiler in storage cupboard, plumbing for washing machine, plumbing for dishwasher, sink with drainer, electric hob, electric oven.

Landing

Storage cupboard, double glazed window to side aspect.

Master Bedroom

14'2" x 9'6" max (4.33 x 2.92 max)

Two double glazed windows to front aspect, radiator.

Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, part tiled walls, opaque double glazed window to front aspect, radiator.

Bedroom 2

11'3" x 8'8" (3.43 x 2.65)

Double glazed window to rear aspect, radiator.

Bedroom 3

9'10" x 7'10" (3 x 2.41)

Double glazed window to rear aspect, radiator.





Bathroom

8'8" x 5'6" (2.65 x 1.7)

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

Outside

To the front there is a driveway leading to garage, the garage has an up and over door, power & light. To the rear there is a paved and lawned garden with crushed slate bed.

Tenure

Freehold. Contribution towards estate maintenance £110 per annum (variable) as per vendor.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

B rating 82

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.

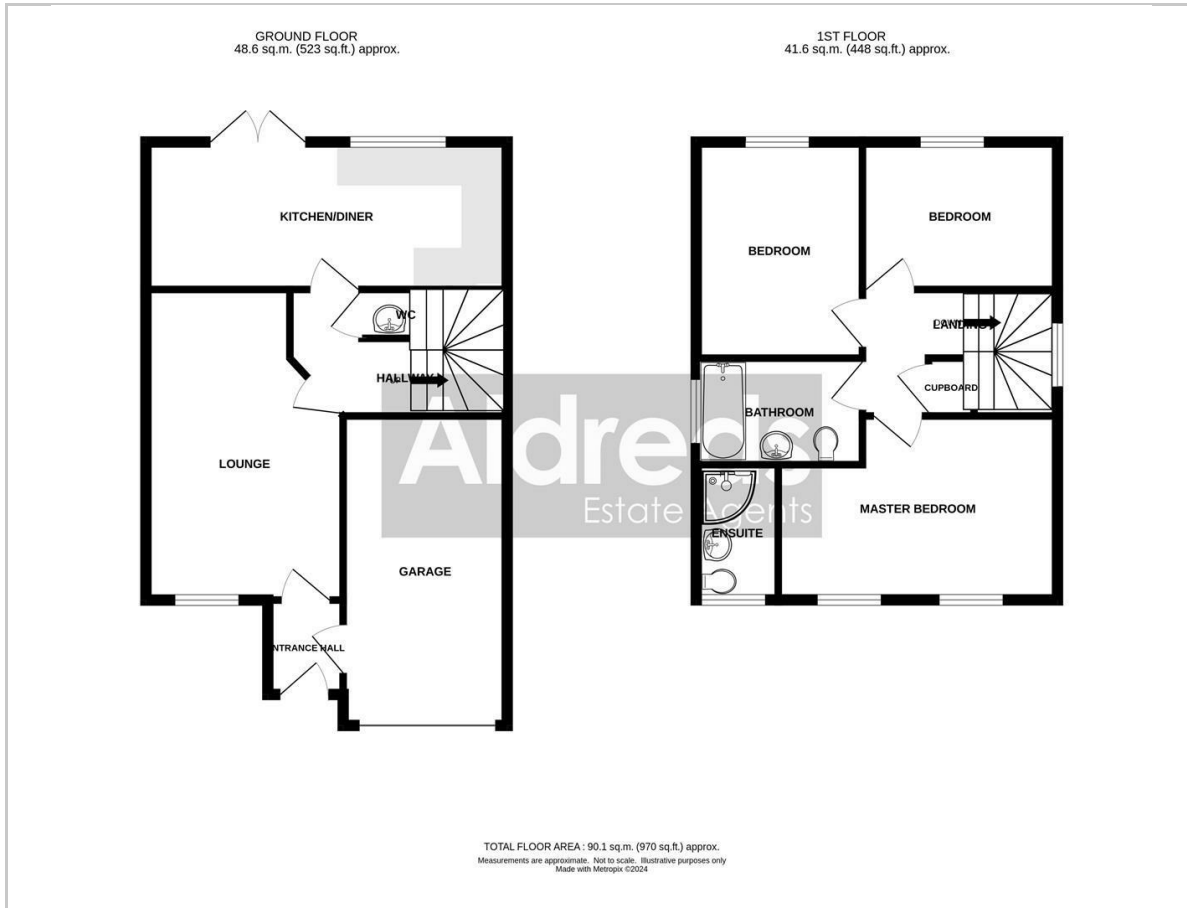
Directions

Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn right onto Colby Drive. continue round in to Chaplin Road, turn left in to Howes Road where Breeze Close is on the right.

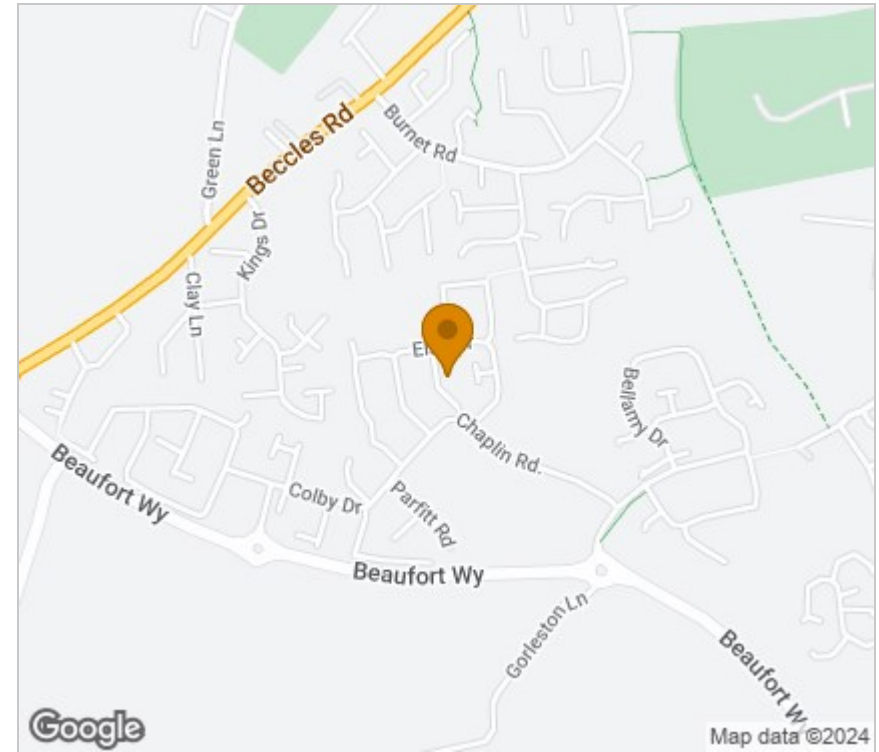
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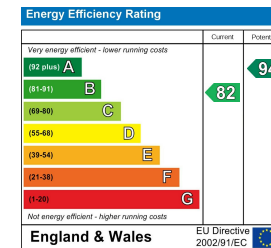
Floor Plan



Area Map



Energy Efficiency Graph



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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