

**Aldreds**  
Estate Agents



5 Gainsborough Avenue

Bradwell, Great Yarmouth, NR31 9RB

Offers In Excess Of £325,000



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## 5 Gainsborough Avenue

Bradwell, Great Yarmouth, NR31 9RB

A well presented modern four bedroom detached house sitting in this convenient location. On the ground floor the property offers an entrance hall, two reception rooms, kitchen and a cloakroom. The first floor has four bedrooms & bathroom. Gas central heating & sealed unit double glazing. Well kept gardens. Driveway leading to garage.

### Entrance Hall

Door to front, stairs rising to landing, radiator.

### Lounge

17'0" max 10'7" min x 15'5" max 9'10" min (5.2 max 3.25 min x 4.7 max 3 min)

Double glazed window to front aspect, double glazed window to side aspect, feature fireplace, radiator.

### Dining Room

15'5" x 7'7" (4.7 x 2.33 )

Double glazed patio door to garden, radiator.

### Kitchen

11'3" x 7'2" (3.45 x 2.2)

Base & wall units with worktops, double glazed window to front aspect, sink with drainer, part tiled walls, wall mounted gas boiler, electric cooker point, plumbing for washing machine.

### Cloakroom

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

### Landing

Double glazed window to rear aspect, storage cupboard.

### Bedroom 1

14'1" x 8'8" (4.3 x 2.66)

Double glazed window to side aspect, radiator.

### Bedroom 2

11'6" x 8'8" (3.52 x 2.66)

Double glazed window to front aspect, radiator.

### Bedroom 3

11'2" x 6'3" (3.41 x 1.93)

Double glazed window to front aspect, radiator.

### Bedroom 4

8'6" x 6'3" (2.6 x 1.92)

Double glazed window to side aspect, radiator.







### Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to front aspect, radiator.

### Outside

To the front there is a lawned garden with bushes & shrubs. Pathway to front door. Driveway leading to garage with up & over door, power & light. To the rear and side there is a lawned garden with bushes & shrubs, paved patio.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band D

### EPC

D rating - 66

### 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.

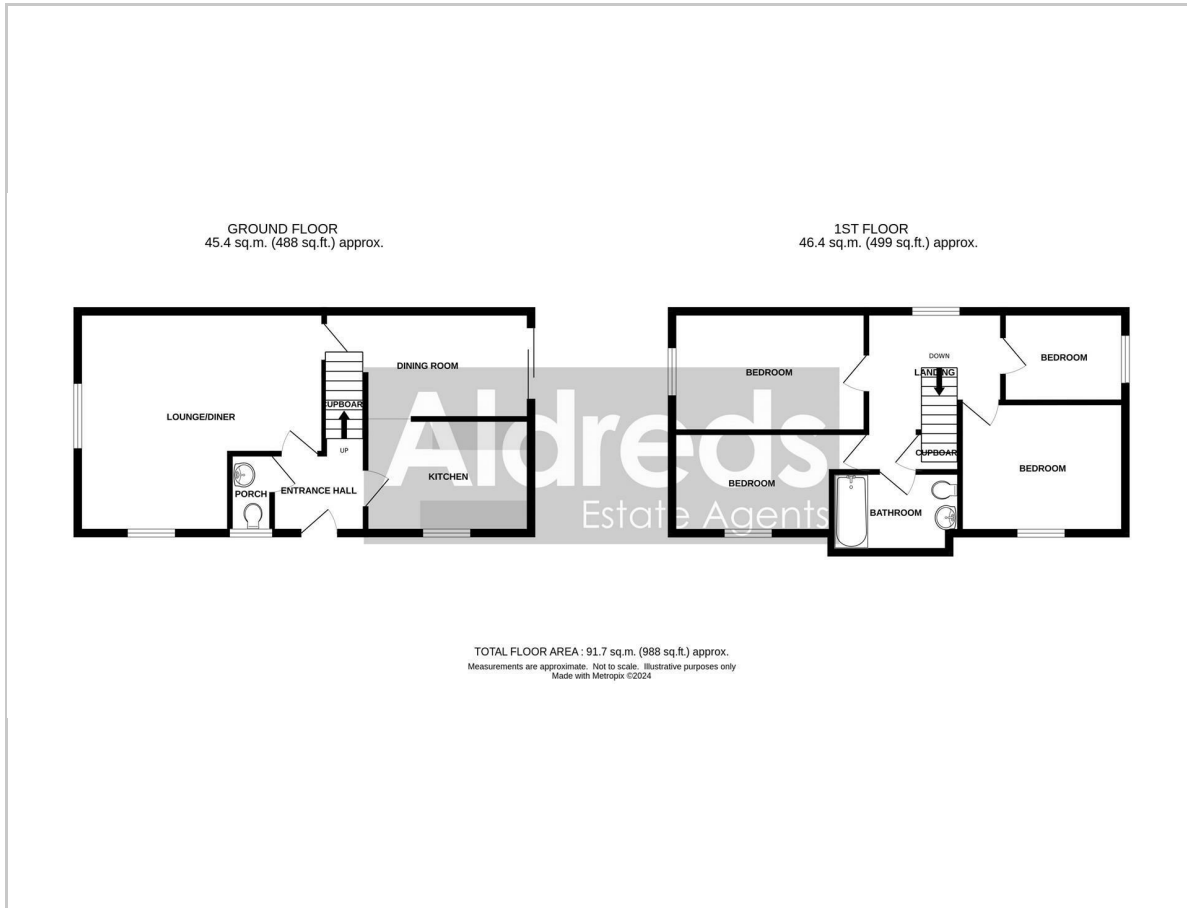
### Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, turn right into Gainsborough Avenue.

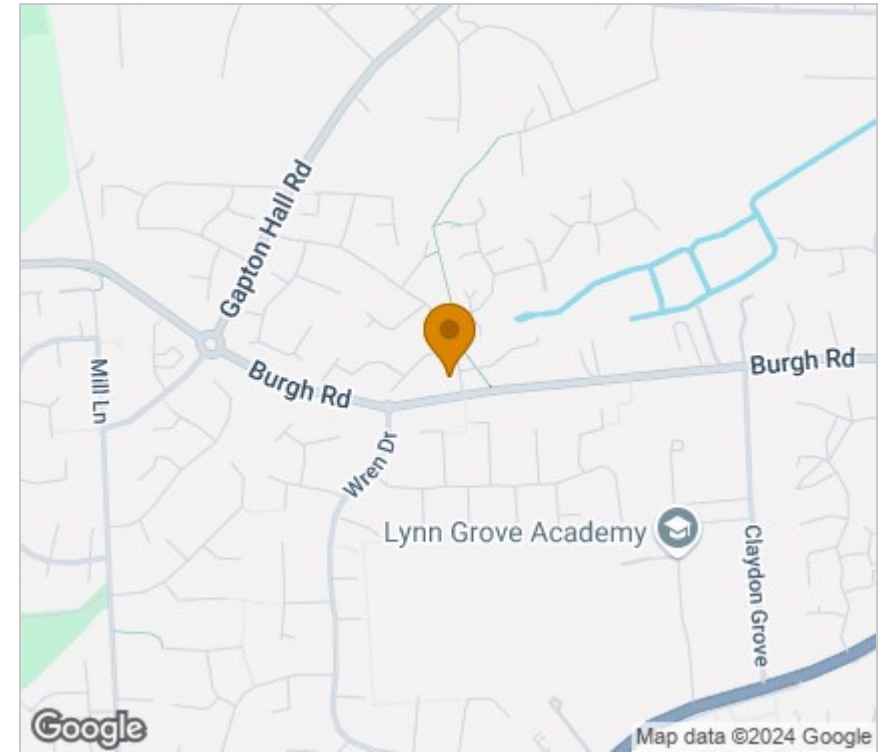
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## Floor Plan



## Area Map



## Viewing

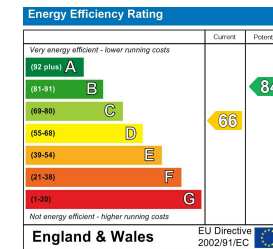
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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