

Aldreds
Estate Agents

21 Browston Lane

Bradwell, Great Yarmouth, NR31 9FR

Offers In The Region Of £239,500



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With pleasant views to front, Aldreds are delighted to offer this extremely well presented, modern three bedroom semi detached house sitting on Browston Lane. On the ground floor there is an entrance hall, lounge, cloakroom and a kitchen/dining room. On the first floor there is a landing, master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway leading to garage to the rear. Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge

14'4" x 11'10" (4.37 x 3.63)

Under stair cupboard, double glazed window to front aspect, radiator.

Kitchen/Diner

15'3" x 8'9" (4.67 x 2.69)

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

Cloakroom

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

Landing

Loft access, storage cupboard.

Master Bedroom

11'10" x 9'6" (3.63 x 2.9)

Storage cupboard, double glazed window to front aspect, radiator.

Ensuite

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

Bedroom 2

9'1" x 7'6" (2.77 x 2.31)

Double glazed window to rear aspect, radiator.





Bedroom 3

7'6" x 6'0" (2.31 x 1.83)

Double glazed window to rear aspect, radiator.

Bathroom

6'0" x 6'0" (1.83 x 1.83)

Panel bath, hand basin, low level WC, part tiled walls, radiator.

Outside

To the front there is a lawned garden. To the rear of the property is a driveway leading to garage, the garage measures 5.9m x 2.96, has an up & over door and benefits from power & light. The rear garden is paved with shingle beds, bushes & shrubs.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

B rating - 83

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, indoor swimming pool and recreational areas.

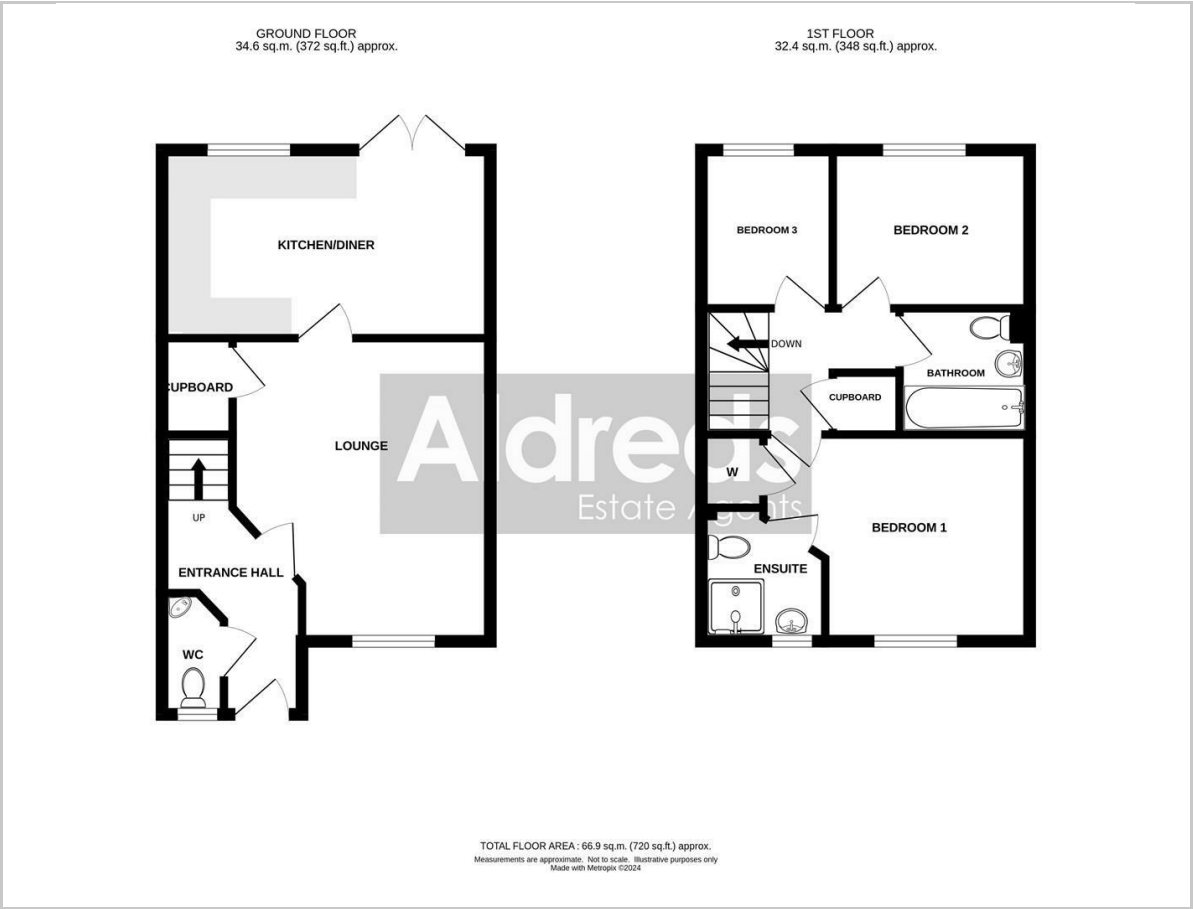
Directions

From the Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout and traffic lights in to Crab Lane, at the T junction turn left in to Beccles Road, continue out of town and past the allotments, after the Kings Drive and Clay Lane junctions turn left on to Browston Lane (before the roundabout) where the property is on the right.

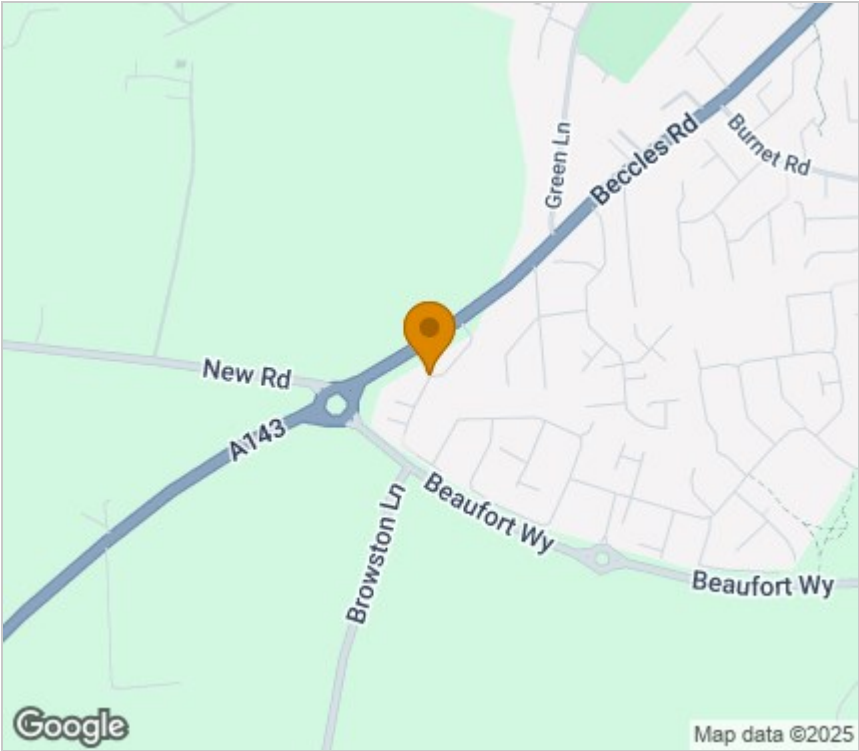
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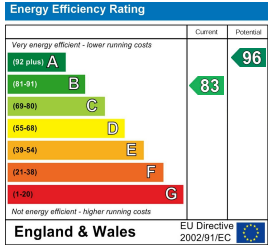
Floor Plan



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.

Disclaimer
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