

Aldreds
Estate Agents



68 Mill Lane

Bradwell, Great Yarmouth, NR31 8HN

Guide Price £280,000 - £290,000



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PLAN

****GUIDE PRICE £280,000-£290,000**** A very spacious four bedroom detached chalet bungalow sitting in this popular location. On the ground floor there is a large entrance hall, spacious lounge/diner, kitchen, conservatory, utility room, two bedrooms, bathroom and a WC. On the first floor there is a large landing, two bedrooms, shower room and a cloakroom. Gas central heating & sealed unit double glazing. Gardens. Driveway leading to a garage. No chain.

Entrance Hall

Stairs rising to landing, airing cupboard, door to side.

Lounge/Diner

22'0" x 10'10" (6.72 x 3.31)

Skirting radiator, two double glazed windows to front aspect, double glazed window to side aspect.

Kitchen

10'4" x 9'10" (3.15 x 3.02)

Base & wall units with worktops, sink with drainer, part tiled walls, gas cooker point, radiator, door to.

Conservatory

14'6" x 5'8" (4.44 x 1.75)

Brick based with double glazing, door to front, door to rear.

Utility Room

8'4" x 4'9" (2.56 x 1.47)

Double glazed window to side aspect, plumbing for washing machine.

Bedroom 2

12'11" x 11'1" (3.94 x 3.4)

Built in wardrobes, double glazed window to rear aspect, radiator.

Bedroom 4

9'8" x 8'4" (2.97 x 2.55)

Double glazed window to rear aspect, radiator.

Bathroom

Part tiled walls, panel bath, hand basin, opaque double glazed window to side aspect, radiator.

WC

Low level WC, opaque double glazed window to side aspect.

Landing





Bedroom 1

13'7" x 10'7" (4.15 x 3.25)

Double glazed window to side aspect, radiator.

Bedroom 3

10'9" x 10'0" (3.28 x 3.07)

Double glazed window to side aspect, radiator.

Shower Room

Shower, double glazed window to side aspect.

Cloakroom

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

Outside

To the front there is a lawned garden. Driveway leading to garage with up & over door and power. To the rear there is a lawned garden with bushes & shrubs. Outside tap.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

D rating - 61

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.

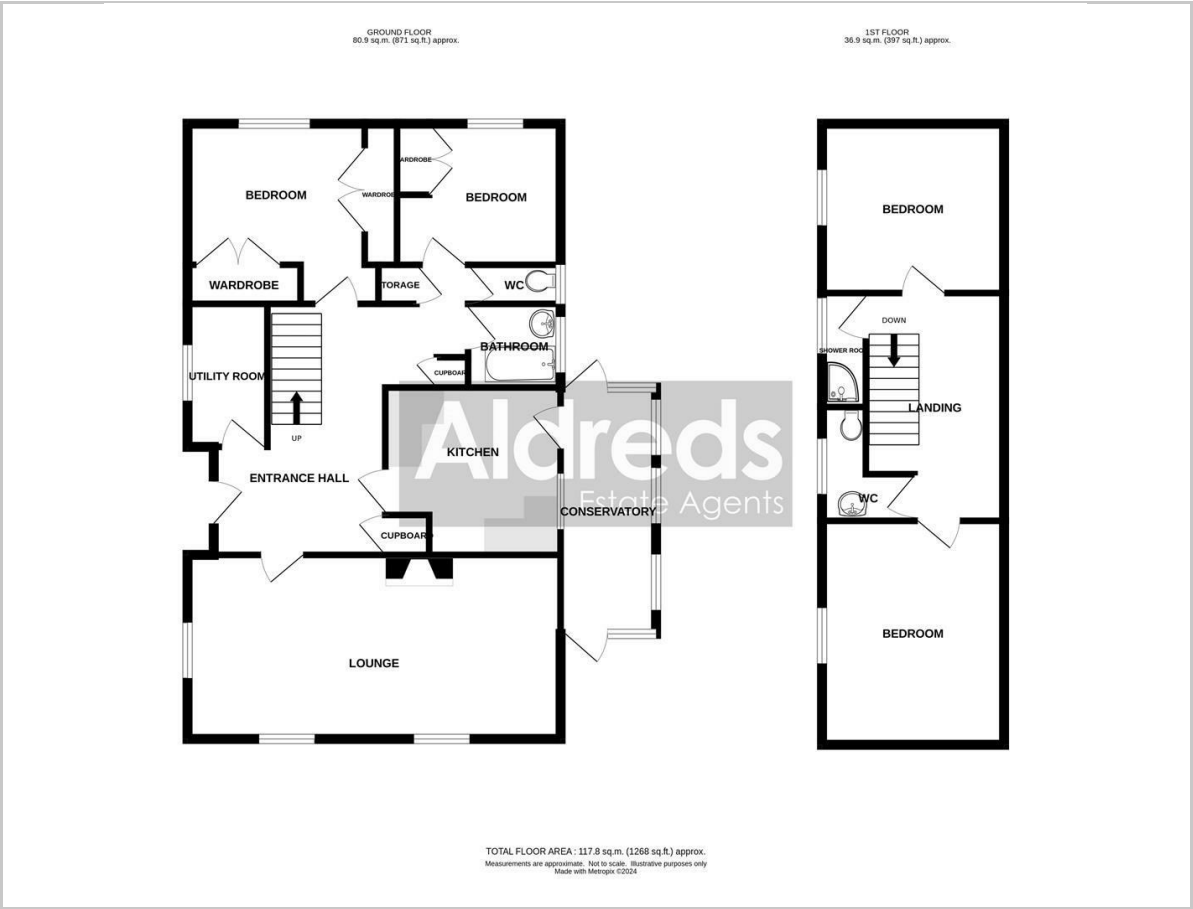
Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and over the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, at the traffic lights take the sharper right turn into Mill Lane where the property can be found on the right hand side.

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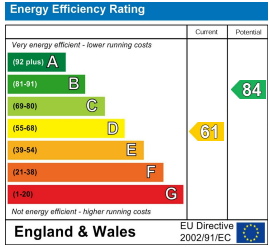
Floor Plan



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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