

**Aldreds**  
Estate Agents



## Tree Tops Jews Lane

Bradwell, Great Yarmouth, NR31 8PU

Offers In Excess Of £325,000



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## Tree Tops Jews Lane

Bradwell, Great Yarmouth, NR31 8PU

A well presented, extremely spacious, four bedroom detached bungalow situated in this highly desirable cul-de-sac in the village of Bradwell. The property offers the benefits of two reception rooms, spacious kitchen/breakfast room, four bedrooms (one with dressing room), bathroom and separate cloakroom. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway to front. Carpets as fitted are included in the asking price.

### Entrance Hall

Entrance door, opaque double glazed window to side aspect, storage cupboard, radiator.

### Lounge

23'4" x 12'0" (7.11 x 3.66 (7.12 x 3.65))

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

### Dining Room

10'1" x 7'10" (3.07 x 2.39 (3.084 x 2.394))

Double glazed window to rear aspect, radiator.

### Side Hallway

Door to front.

### Kitchen/Breakfast Room

20'9" max x 8'4" (6.32 max x 2.54 (6.330 max x 2.55))

Base and wall mounted storage units with roll top work surfaces over, stainless steel sink and drainer with mixer tap over, integrated dishwasher, breakfast bar, gas cooker point, door to side, two double glazed windows to side aspect, radiator.

### Cloakroom

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

### Bedroom 1

11'1" x 8'0" (3.38 x 2.44 (3.384 x 2.450))

Double glazed window to rear aspect, electric heater, walk in dressing room with two built in wardrobes

### Bedroom 2

12'0" x 8'2" (3.66 x 2.49 (3.647 x 2.5))

Double glazed window to side aspect, storage cupboard, electric heater

### Bedroom 3

11'7" x 8'1" (3.53 x 2.46 (3.524 x 2.456))

Double glazed window to side aspect, radiator.





#### Bedroom 4

11'7" x 7'8" (3.53 x 2.34 (3.52 x 2.348))

Double glazed window to front aspect, radiator.

#### Bathroom

7'8" x 7'5" (2.34 x 2.26)

Panel bath, pedestal hand wash basin, low level WC, storage cupboard, opaque double glazed window to rear aspect, radiator.

#### Outside

To the front of the property there is a shingle driveway. Enclosed front garden with decking and artificial grass. To the rear of the property there is a paved and decked garden, timber shed.

#### Tenure

Freehold.

#### Services

Mains water, electric, gas, drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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.

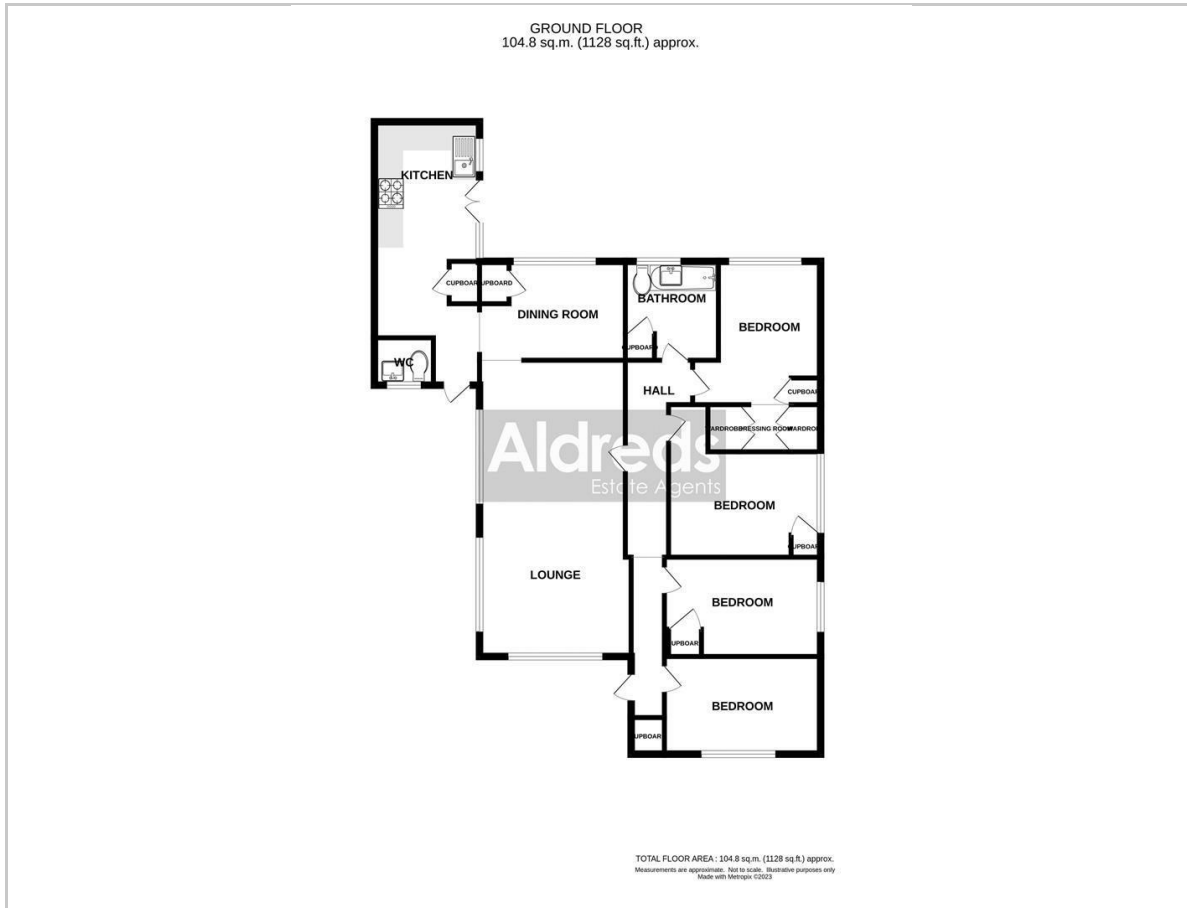
#### Directions

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

Ref: G18148/09/24



## Floor Plan



## Viewing

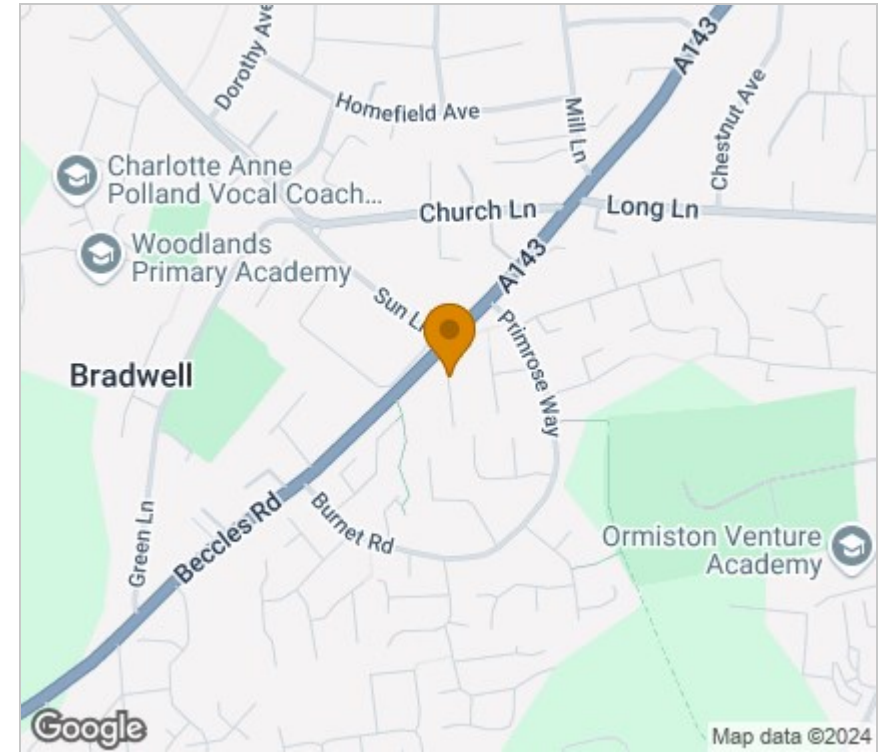
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

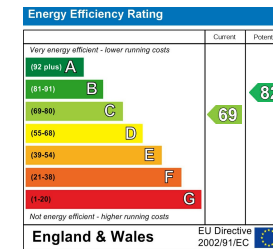
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## Area Map



## Energy Efficiency Graph



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