

Aldreds
Estate Agents



8 Shearwater Drive

Bradwell, Great Yarmouth, NR31 9UL

Offers In Excess Of £250,000



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A modern, well presented three bedroom semi detached house with conservatory and garage. The property has gas central heating and double glazing. Solar panels. On the ground floor there is an entrance hall, lounge, kitchen/diner and a conservatory. The first floor has a landing, three bedrooms and a shower room. Gardens to front & rear. No chain

Entrance Hall

Double glazed window to side aspect, stairs rising to landing, door to front, radiator.

Lounge

13'3" x 13'0" (4.05 x 3.98)

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

Kitchen/Diner

16'4" x 8'1" (5 x 2.47)

Base & wall units with worktops, wall mounted gas boiler, double glazed window to rear aspect, plumbing for washing machine, electric hob, electric oven, part tiled walls, double glazed patio doors to

Conservatory

11'1" x 7'3" (3.4 x 2.22)

Brick based with double glazing, door to garden.

Landing

Storage cupboard, double glazed window to side aspect.

Bedroom 1

9'6" plus wardrobe space x 8'6" (2.91 plus wardrobe space x 2.61)

Double glazed window to front aspect, radiator.

Bedroom 2

10'1" x 9'6" (3.08 x 2.92)

Double glazed window to rear aspect, radiator.

Bedroom 3

7'5" x 6'6" (2.27 x 2)

Double glazed window to front aspect, radiator.





Shower Room

6'4" x 5'6" (1.95 x 1.7)

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

Outside

To the front of the property there is a lawned garden with bushes & shrubs, driveway to garage, the garage has an up & over door and power & light - 5.35 x 2.62. To the rear there is a lawned garden with bushes & shrubs, patio, outside tap.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

B Rating - 85

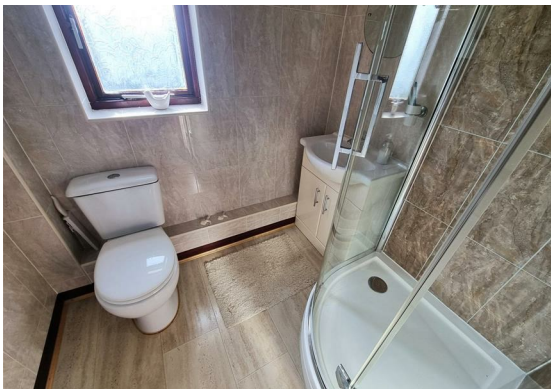
Location

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.

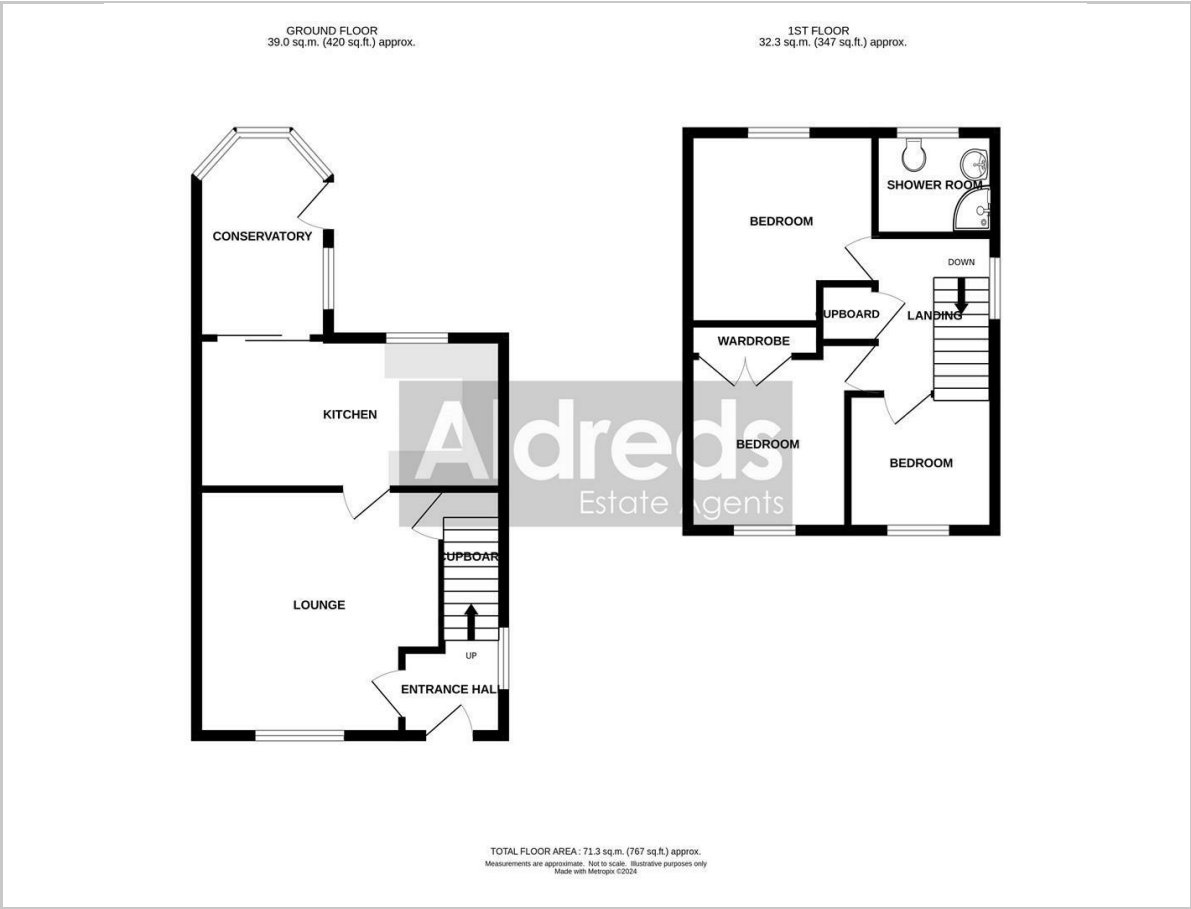
Directions

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, continue over the mini roundabout, at the next roundabout turn right into Gapton Hall Road, turn right into Shearwater Drive where the property can be found on the right hand side.

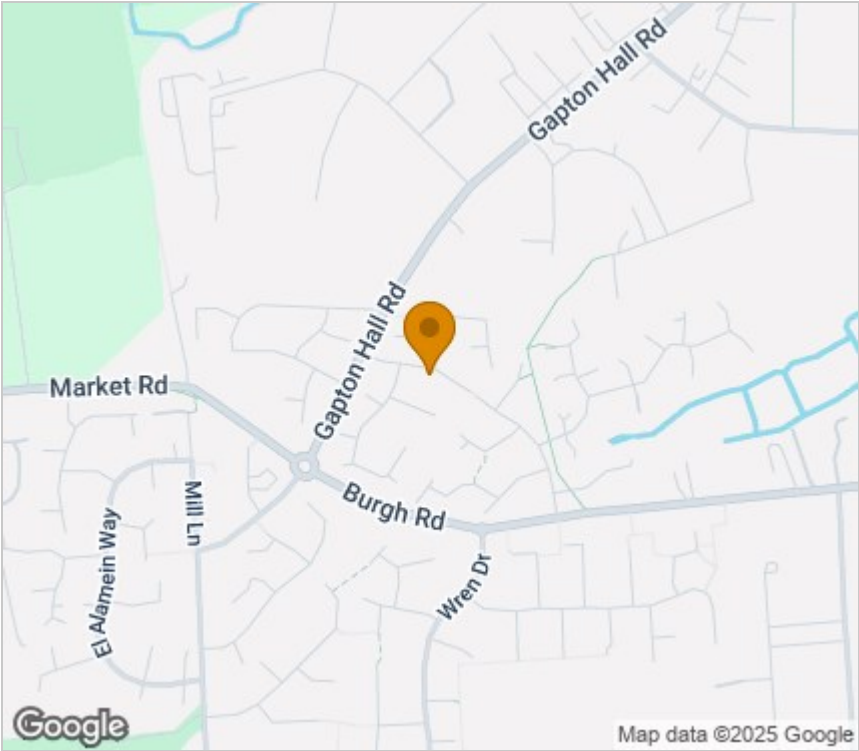
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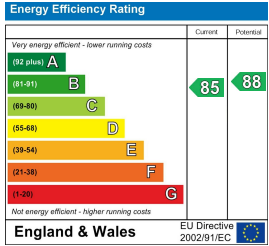
Floor Plan



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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