

Aldreds
Estate Agents



6 Laurel Drive

Bradwell, Great Yarmouth, NR31 8PB

£245,000



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Sitting in this popular Bradwell location, Aldreds are delighted to offer this well presented and extended three bedroom house with approx. south facing garden and driveway to rear. Internally the property has an entrance hall, lounge, extended kitchen/diner and a cloakroom/utility on the ground floor. On the first floor there is a landing, three bedrooms and a large shower room. Gas central heating and double glazing. Offered with no chain

Entrance Hall

Door to side, stairs to landing, storage cupboard, radiator

Lounge

14'0" x 11'3" (4.28 x 3.45)

Double glazed window to front aspect, radiator

Kitchen/Diner

22'11" max 10'2" min x 14'10" max 6'10" min (7 max 3.1 min x 4.54 max 2.1 min)

Base & wall mounted storage units with worktops, double glazed French doors to rear, door to garden, wall mounted gas boiler, sink with drainer, gas cooker point, part tiled walls

Utility Room/Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect, plumbing for washing machine

Landing

Loft access

Bedroom 1

10'9" x 10'9" max (3.3 x 3.3 max)

Double glazed window to front aspect, radiator

Bedroom 2

10'3" x 9'6" (3.14 x 2.91)

Double glazed window to rear aspect, radiator





Bedroom 3

10'5" x 6'8" (3.18 x 2.05)

Built in wardrobes, double glazed window to front aspect, radiator

Shower Room

13'5" x 6'10" (4.1 x 2.1)

Flat floor shower, hand basin, low level WC, storage cupboard, two opaque double glazed windows to rear aspect, radiator

Outside

Paved garden to front. To the rear there is a paved garden and a gated driveway. The rear garden in approx. south facing

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

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.

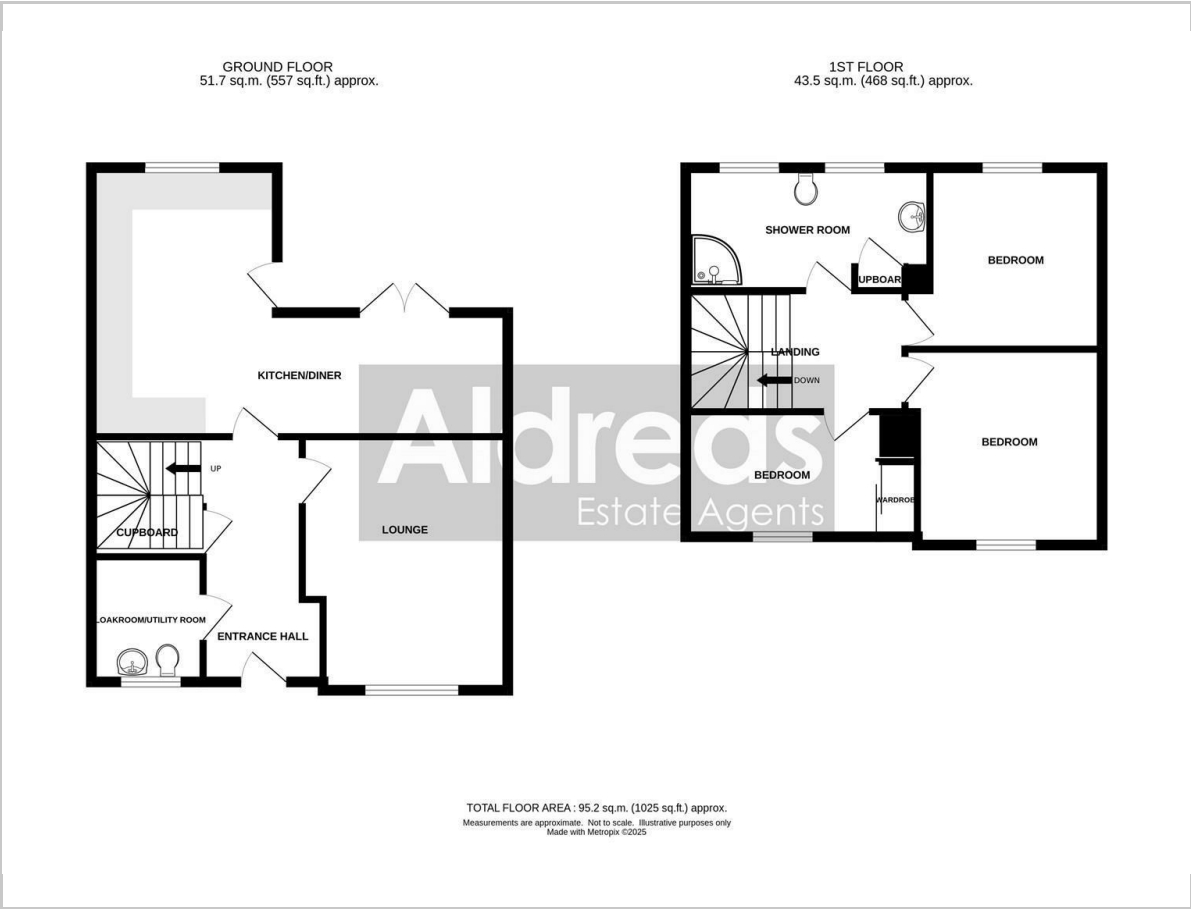
Directions

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, at the traffic lights take the second turning on the right into Church Lane, continue into Lords Lane, just after Hillside School turn right into Laurel Drive where the property can be found down the first walkway on the right hand side.

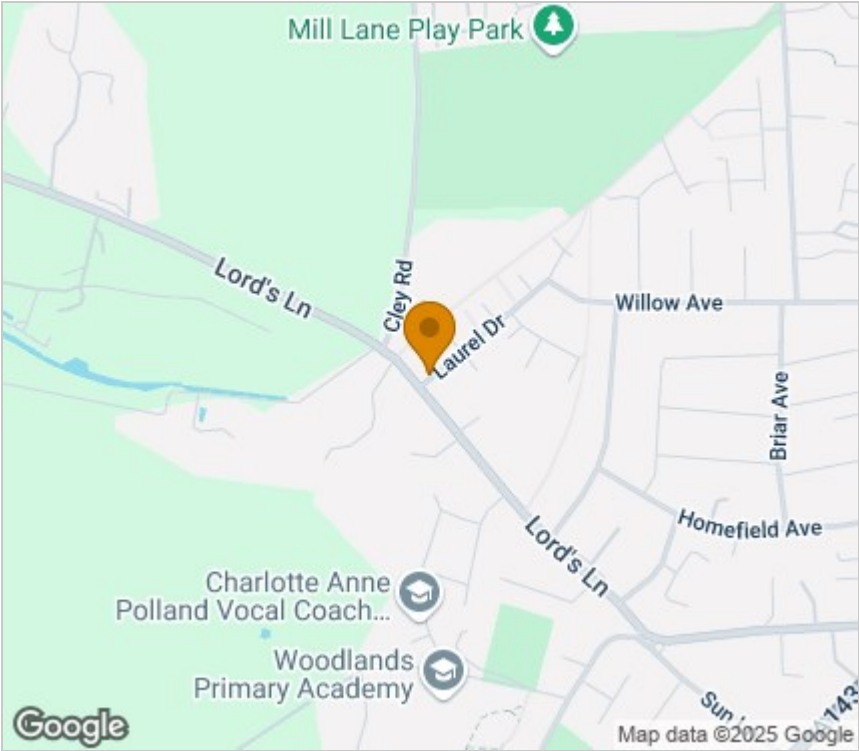
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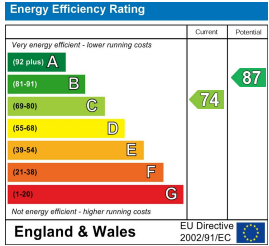
Floor Plan



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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