

Aldreds
Estate Agents



78 Bradwell Avenue

Bradwell, Great Yarmouth, NR31 8HE

Guide Price £230,000



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Guide Price £230,000-£240,000 Located in the desirable area of Bradwell, this charming two-bedroom detached bungalow offers a peaceful setting with excellent transport links and local amenities nearby. The property boasts a spacious driveway with ample parking and a stunning bay window, upgraded to UPVC double glazed in 2021, allowing plenty of natural light to flood the living space.

This well-maintained home benefits from several recent upgrades, including a gas combi boiler, a new circuit board with fully tested electrics, and a composite high-security door, all installed in 2021. The guttering and fascias were also renewed the same year, ensuring a well-kept exterior. With its quiet surroundings and modern enhancements, this bungalow is a fantastic opportunity for those seeking comfort and convenience in a sought-after location.

Entrance Hall

Wood effect laminate floor, upvc double glazed door to the side, access to lounge, shower wet room, and kitchen.

Lounge

12'1" x 10'9" (3.7m x 3.3m)

Wood effect laminate floor, wooden double glazed window to side, radiator, access through to two bedrooms

Inner Hall

Wood effect laminate floor.

Bedroom 1

12'1" x 9'10" (3.7m x 3.0m)

Wood effect laminate floor, upvc double glazed bay window to front aspect, radiator

Bedroom 2

9'2" x 8'10" (2.8m x 2.7m)

Wood effect laminate floor, wooden double glazed window to side aspect, radiator.

Kitchen

18'4" x 9'2" (max) (5.6m x 2.8m (max))

Wood effect vinyl over laminate floor, laminate counter tops, space for free standing electric oven with extractor fan, stainless steel sink and draining board, space for washing machine and fridge freezer. Upvc double glazed windows to rear and door to side. Combi boiler, radiator.





Shower Room

5'6" x 4'11" (1.7m x 1.5m)

Tile floor, tiled walls, WC, basin, wall mounted shower, wooden double glazed window to rear, loft access, heated towel rail.

Outside Front

Partially shingled and concrete driveway to front and side, grass lawn area, timber fence and brick wall boundaries, timber fence and gate access to rear garden.

Outside Rear

Patio area to back door, timber fence and brick wall boundaries, grass lawn, two timber sheds.

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, turn right into Bradwell Avenue where the property can be found on the right hand side.

Tenure

Freehold

Services

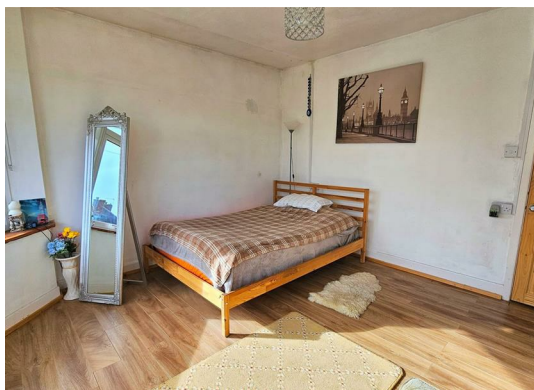
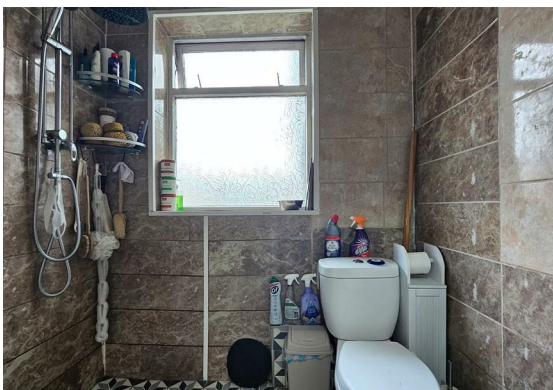
Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

Ref

G18242/02/25



Floor Plan

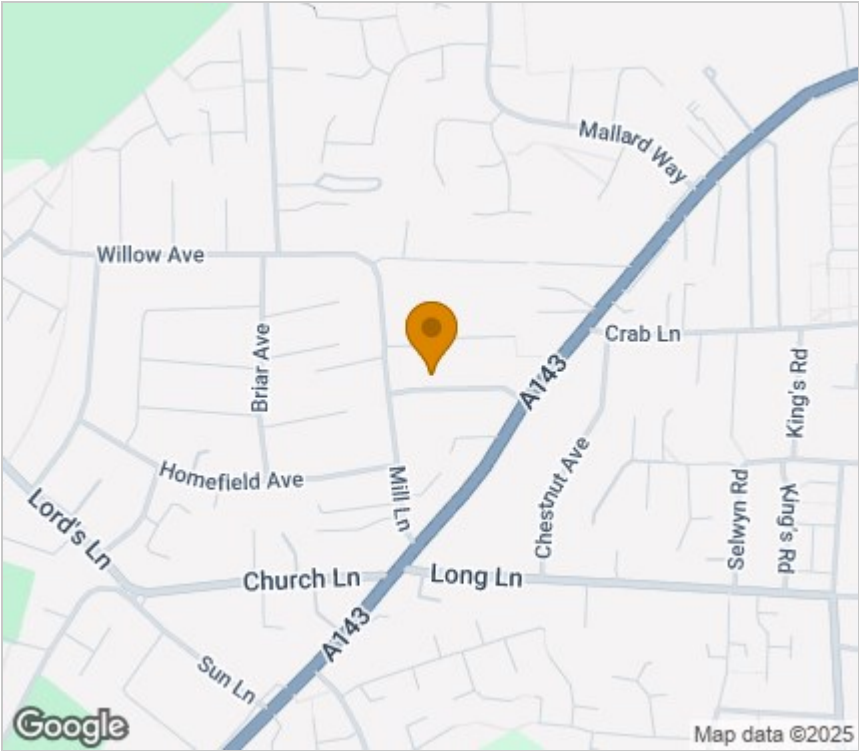


Viewing

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

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Area Map



Energy Efficiency Graph

