

**Aldreds**  
Estate Agents



31 Mill Lane

Bradwell, Great Yarmouth, NR31 8HH

£340,000





## 31 Mill Lane

Bradwell, Great Yarmouth, NR31 8HH

With two large driveways, one to each side, Aldreds are delighted to offer this spacious and well presented three bedroom detached bungalow with larger than average rear garden and double length garage. Internally, there is an entrance porch, entrance hall, lounge, kitchen/diner, three bedrooms and a shower room. Gas central heating & double glazing. Offered with no chain.

### Entrance Porch

Door to front

### Entrance Hall

Parquet flooring, radiator

### Lounge

14'9" x 12'11" (4.5 x 3.94)

Two storage cupboards, double glazed window to side aspect, radiator

### Kitchen/Diner

12'11" x 9'11" (3.95 x 3.04)

Base & wall units with worktops, double glazed window to rear aspect, door to garage, sink with drainer, electric cooker point, plumbing for washing machine, part tiled walls, radiator

### Bedroom 1

15'10" x 12'11" (4.83 x 3.94)

Bay double glazed window to front aspect, double glazed window to side aspect, radiator

### Bedroom 2

12'11" x 10'11" (3.95 x 3.33)

Double glazed window to front aspect, double glazed window to side aspect, radiator

### Bedroom 3

12'11" x 10'4" (3.95 x 3.15)

Double glazed window to rear aspect, double glazed window to side aspect, radiator







### Shower Room

6'6" x 5'6" (2 x 1.7)

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

### Outside

To the left of the property there is a driveway leading to oversized garage (10.25 x 3.3 max 3min) with roller door benefitting from power & light. To the right of the property there is a further large driveway suitable for numerous cars or other vehicles. The front garden is shingled with bushes & shrubs. To the rear there is a large garden with good sized paved patio, shingle garden area, bushes & shrubs, outside WC, greenhouse

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

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.

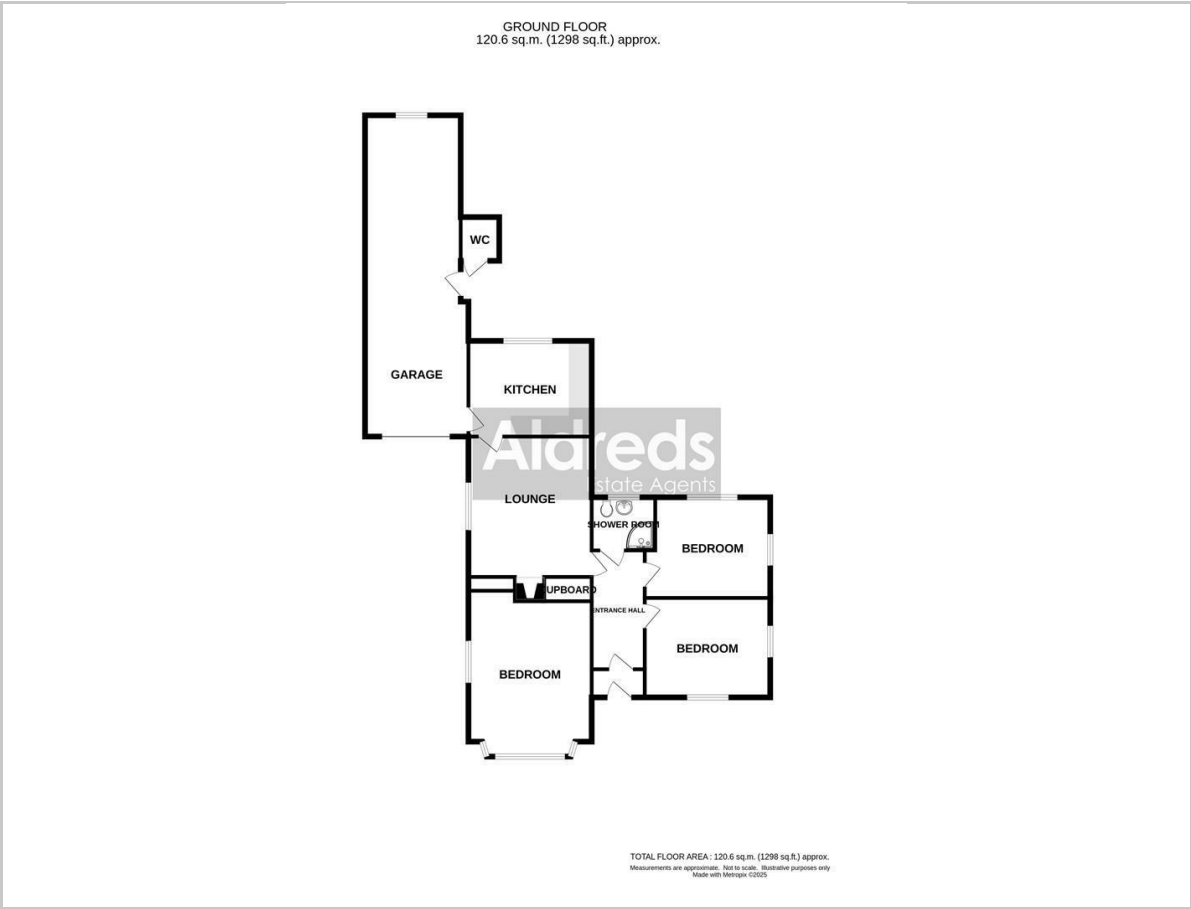
### Directions

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, at the traffic lights take the sharper turning right into Mill Lane where the property can be found on the left hand side.

Ref G18236/02/25



Floor Plan

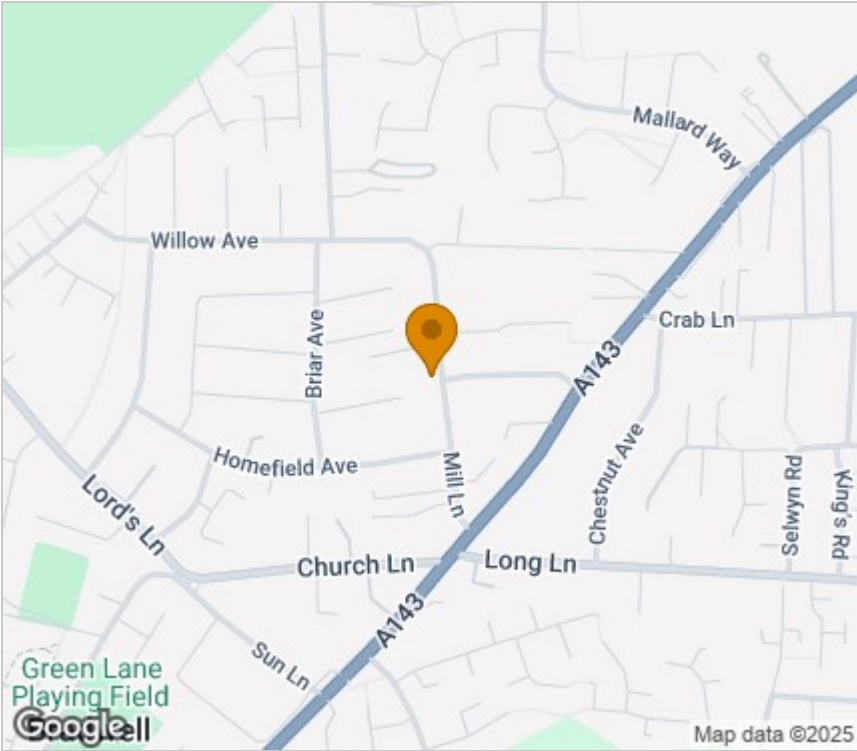


Viewing

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

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

