

Aldreds
Estate Agents

33 Hogarth Close

Bradwell, Great Yarmouth, NR31 9QZ

Guide Price £300,000 - £325,000



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**** GUIDE PRICE £300,000 - £325,000**** A very well presented and extended, modern, four bedroom detached house sitting in this popular and convenient location. On the ground floor there is an entrance porch, entrance hall, two reception rooms, kitchen/breakfast, and a shower room. The first floor offers four bedrooms and a shower room off landing. Gas central heating and double glazing. Gardens and a driveway to garage.

Entrance Porch

Door to front, storage cupboard

Entrance Hall

Stairs to landing, double glazed window to side aspect, radiator

Lounge

17'2" x 12'1" max 10'5" min (5.24 x 3.7 max 3.2 min)

Double glazed window to front aspect, radiator

Kitchen/Breakfast Room

15'4" x 11'1" (4.68 x 3.4)

Base storage units with worktops, under stair cupboard, breakfast bar, double glazed window to side aspect, electric and gas cooker point, sink with mixer, plumbing for washing machine, plumbing for dishwasher

Dining Room

10'9" x 9'3" (3.3 x 2.84)

Double glazed patio doors to rear, radiator

Hallway

Door to side

Shower Room

7'3" x 5'7" (2.23 x 1.72)

Shower in cubicle, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, heated towel rail

Landing

Loft access

Bedroom 1

14'1" x 8'9" max 6'6" min (4.3 x 2.69 max 2 min)

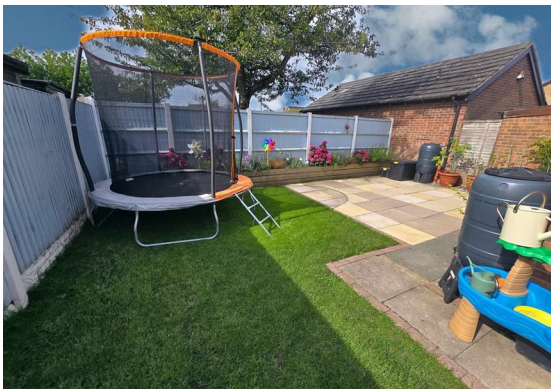
Double glazed window to front aspect, radiator, internet point

Bedroom 2

11'5" x 8'8" (3.5 x 2.65)

Double glazed window to rear aspect, wall mounted gas boiler in cupboard, radiator, internet point





Bedroom 3

11'6" plus recess x 6'6" plus recess (3.53 plus recess x 2 plus recess)

Double glazed window to front aspect, radiator, internet point

Bedroom 4

8'6" x 6'6" (2.6 x 2)

Double glazed window to rear aspect, radiator

Shower Room

8'4" x 5'6" max 3'11" min (2.56 x 1.7 max 1.2 min)

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

Outside

To the front there is a driveway leading to garage, the garage has an up & over door. To the rear there is a lawned and paved garden with raised flower beds, outside tap

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council tax

Band D

Location

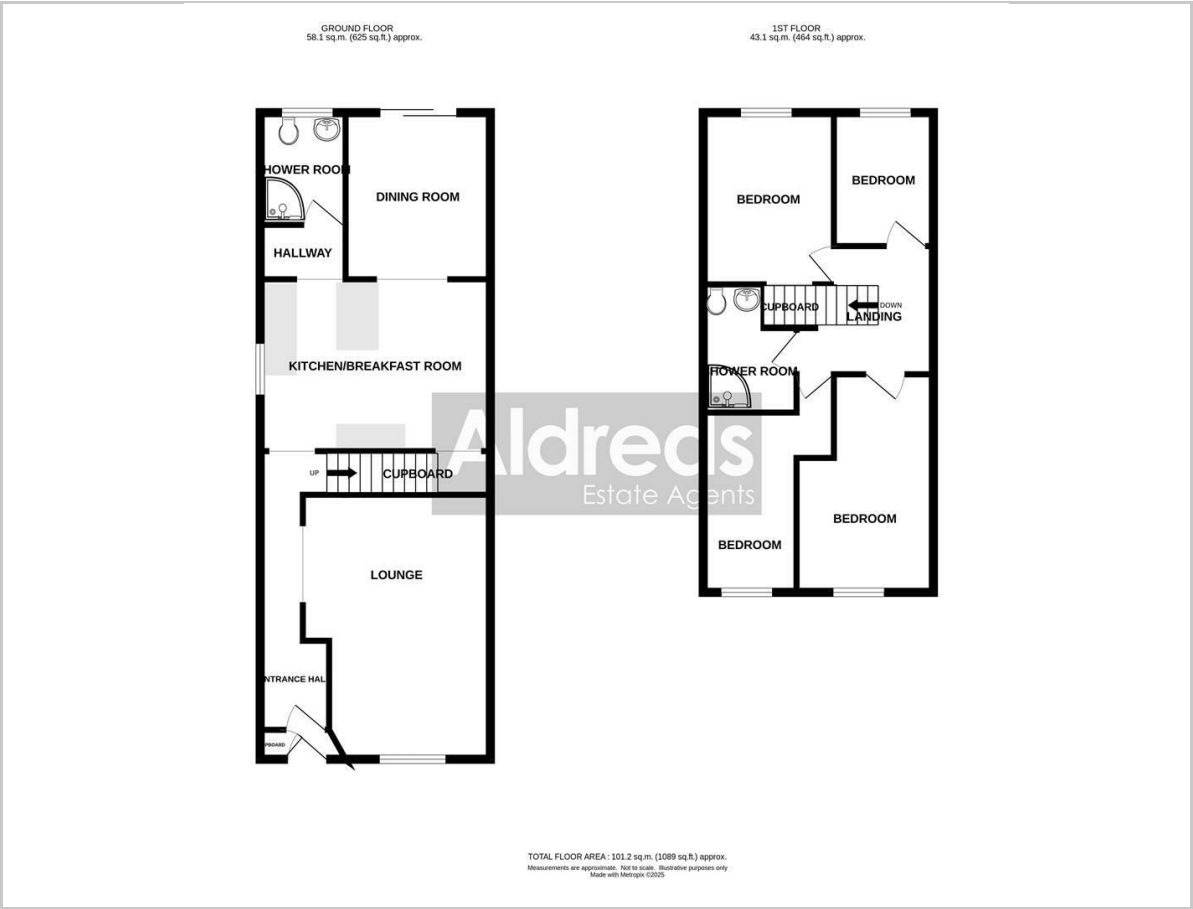
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

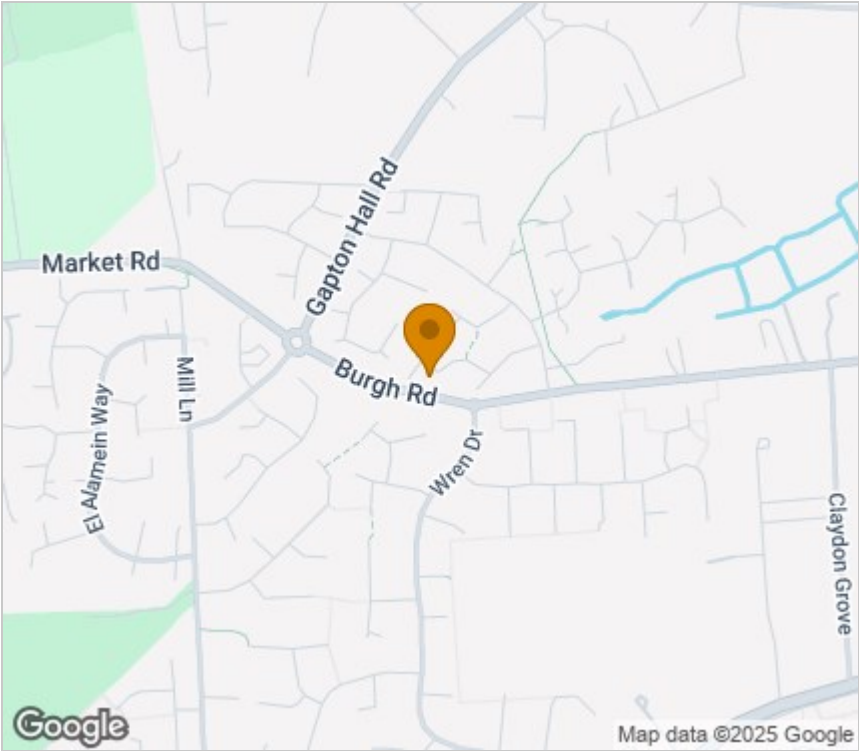
From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, turn right into Gainsborough Avenue, turn left into Hogarth Close where the property can be found on the left hand side.

Ref G18353/08/25

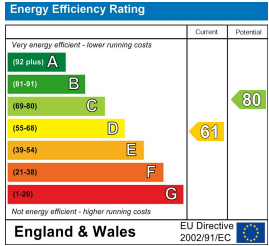
Floor Plan



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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