

Aldreds
Estate Agents



14 Breeze Close

Bradwell, Great Yarmouth, NR31 9XT

Offers In Excess Of £265,000



14 Breeze Close

Bradwell, Great Yarmouth, NR31 9XT

Sitting on the popular Bluebell Meadow development, Aldreds are delighted to offer this well presented, modern, three bedroom detached house. On the ground floor there is an entrance porch, lounge, inner hallway, cloakroom and kitchen/diner. The first floor offers a landing, master bedroom with ensuite, two further bedrooms and a bathroom. Gas central heating and double glazing. Gardens and a driveway to garage.

Entrance Hall

Door to front, door to garage

Lounge

16'0" x 10'3" max (4.9 x 3.14 max)

Double glazed window to front aspect, radiator

Inner Hallway

Stairs to landing

Cloakroom

Low level WC, hand basin

Kitchen/Diner

18'10" x 7'7" (5.75 x 2.32)

Base & wall units with worktops, double glazed window to rear aspect, double glazed French doors to rear garden, gas hob, electric oven, wall mounted gas boiler, sink with drainer, plumbing for washing machine

Landing

Loft access, double glazed window to side aspect, storage cupboard

Master Bedroom

14'2" max x 9'6" max (4.34 max x 2.9 max)

Two double glazed windows to front aspect, radiator

Ensuite

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





Bedroom 2

11'1" x 8'8" (3.4 x 2.66)

Double glazed window to rear aspect, radiator

Bedroom 3

9'10" x 7'10" (3 x 2.4)

Double glazed window to rear aspect, radiator

Bathroom

8'8" x 5'6" (2.66 x 1.7)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

Outside

Brickweave driveway to garage. The garage has an up & over door and benefits from power & light. To the rear there is a lawned garden

Tenure

Freehold

Services

Mains water, electric, gas, drainag

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.

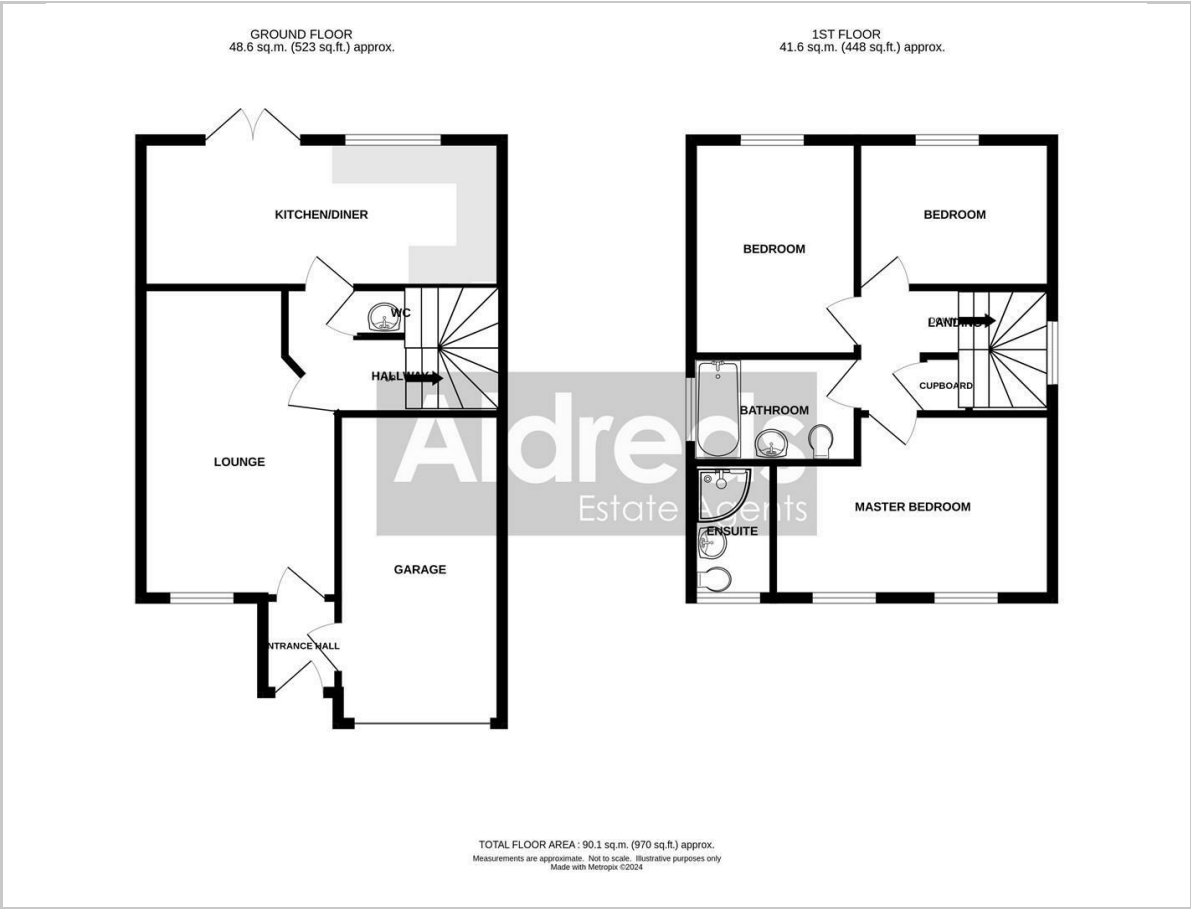
Directions

Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn right onto Colby Drive. continue round in to Chaplin Road, turn left in to Howes Road where Breeze Close is on the left.

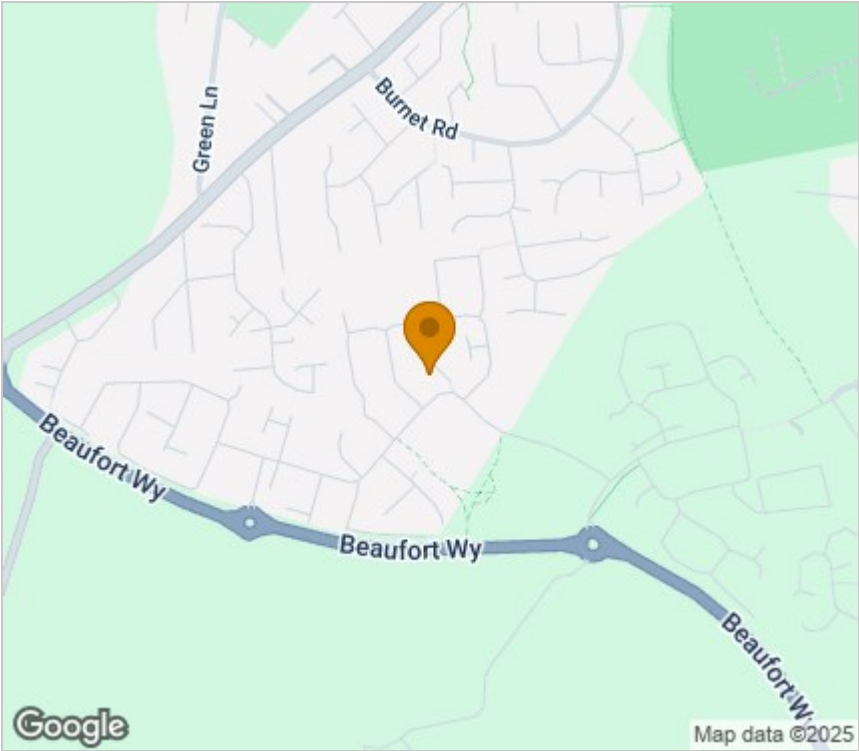
Ref G18394/10/25



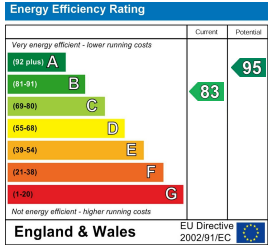
Floor Plan



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.

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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA