



Aldreds
Estate Agents

1 Marler Close

Bradwell, Great Yarmouth, NR31 9FX

Offers In Excess Of £210,000



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Presenting a modern three-story, three-bedroom end-terraced house. The ground floor features a spacious open-plan kitchen/dining/living room and a convenient cloakroom. The first floor hosts the main bathroom. Comfort is ensured with gas central heating and uPVC double glazed windows throughout.

This property benefits from a private, enclosed, south-facing rear garden and includes two parking spaces. Ideal for first-time buyers or families, this home offers contemporary living in a practical and well-equipped package.

Entrance Hall

Composite entrance door with double glazed panels. Radiator. Stairs to first floor landing.

Lounge/Kitchen/Diner

22'1" x 12'2" max, 9'1" min (6.73m x 3.71m max, 2.77m min)

Worktops with cupboards and drawers below and a single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted double oven and grill. Four ring electric hob with an extractor above. Integrated dishwasher. Built-in microwave. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Cupboard concealing a wall mounted gas fired combination boiler. Under stairs recess. Breakfast/dining bar. 2 Radiators. Television point. UPVC double glazed doors to a paved patio and the rear garden. UPVC double glazed window to front.

Cloakroom

White WC and pedestal hand wash basin with tiled splashback. Radiator. Extractor.

First Floor

Landing

Bedroom 2

10'1" to wardrobe front x 7'9" (3.07m to wardrobe front x 2.36m)

Radiator. Fitted wardrobe along one wall with 3 sliding doors (1 mirrored). UPVC double glazed window to rear aspect.

Bedroom 3

7'7" 5'6" plus 7'2" x 2'11" (2.31m 1.68m plus 2.18m x 0.89m)

Radiator. 2 UPVC double glazed windows to front aspect.





Bathroom

6'1" x 5'6" (1.85m x 1.68m)

White suite comprising panelled bath with tiled surround and a thermostatic mixer shower above. Pedestal wash basin with tiled splashback. WC. Towel radiator. Extractor. UPVC double glazed window to side.

Second Floor

Landing

Built-in storage cupboard.

Bedroom 1

18'7" min x 9'0" (5.66m min x 2.74m)

Radiator. Over stairs recess. Loft inspection hatch. 2 Double glazed skylight windows with blinds to front and 1 to rear.

Outside

There is private parking for 2 vehicles to the side of the property with an EV charging point. The flower bed is also owned by number 1. The rear garden is south facing, enclosed and laid to lawn with a paved patio to the immediate rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - 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

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. Take the first turning on the left into Marler Close.

what3words

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Floor Plan

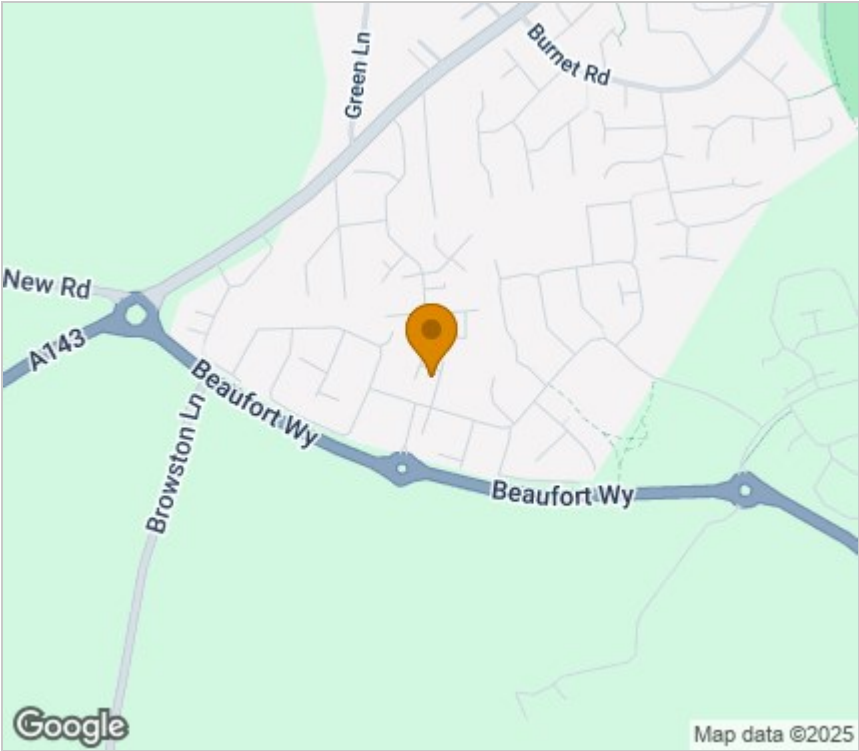


Viewing

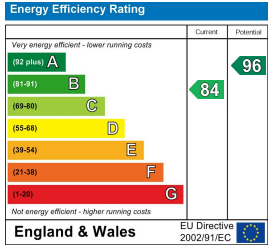
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Area Map



Energy Efficiency Graph



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