

Aldreds
Estate Agents



13 Chestnut Avenue

Bradwell, NR31 8PL

Offers Over £215,000



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Chain Free Welcome to this excellent two-bedroom semi-detached bungalow on Chestnut Avenue. This home provides peace of mind with significant recent updates including a full rewire in 2020 and doors and windows updated in 2020, including a new electric roller garage door. Comfort is assured with Gas Central Heating and UPVC double glazing throughout.

Externally, the property truly excels with an impressive amount of parking: off-road parking for 5 cars plus a detached, moderately extended garage. With modern interior, a fantastic plot, and convenient transport links and amenities nearby, this low-maintenance bungalow is perfectly positioned for a quick move.

Entrance Hall

Double glazed door to side, laminate floor, access to lounge, kitchen, shower room.

Lounge

12'4" x 11'5" (3.76m x 3.48m)

Laminate floor, double glazed window to side, radiator, gas fire, access to hallway.

Inner Hallway

Vinyl floor, two ceiling level storage cupboards, access to bedrooms one and two.

Bedroom 1

12'9" x 12'5" (3.89m x 3.81m)

Laminate floor, radiator, double glazed bay window to front, gas fire place, fitted wardrobes.

Bedroom 2

10'11" x 9'4" (3.35m x 2.87m)

Laminate floor, double glazed window to side, radiator, fitted worktop with wall mounted shelving.

Kitchen

15'7" x 6'0" (4.75m x 1.83m)

Laminate floor, double glazed window to rear and side, free standing gas oven and hob, sink and draining board, laminate counter tops with under counter and wall mounted storage, space for free standing dishwasher, washing machine, fridge freezer. Boiler cupboard with wall mounted gas combi boiler (installed 2018).





Shower Room

Laminate floor, double glazed window to rear, WC, basin with vanity unit, walk in shower cubicle with wall mounted shower, heated towel rail.

Loft

Extension legs throughout, over 300mm insulation, 95% boarded.

Outside Front

Brick weave driveway for 2 cars with additional space to the side, access from front to rear garden and garage, outside tap & electrical socket.

Outside Rear

Grass lawn, timber fence boundary, concrete patio leading to driveway and access to front, extended garage with raised roof and shed, both with electricity connection.

Tenure

Freehold

Services

Mains water, electric, gas, 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

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, turn left into Chestnut Avenue where the property can be found on the left hand side.

What 3 Words

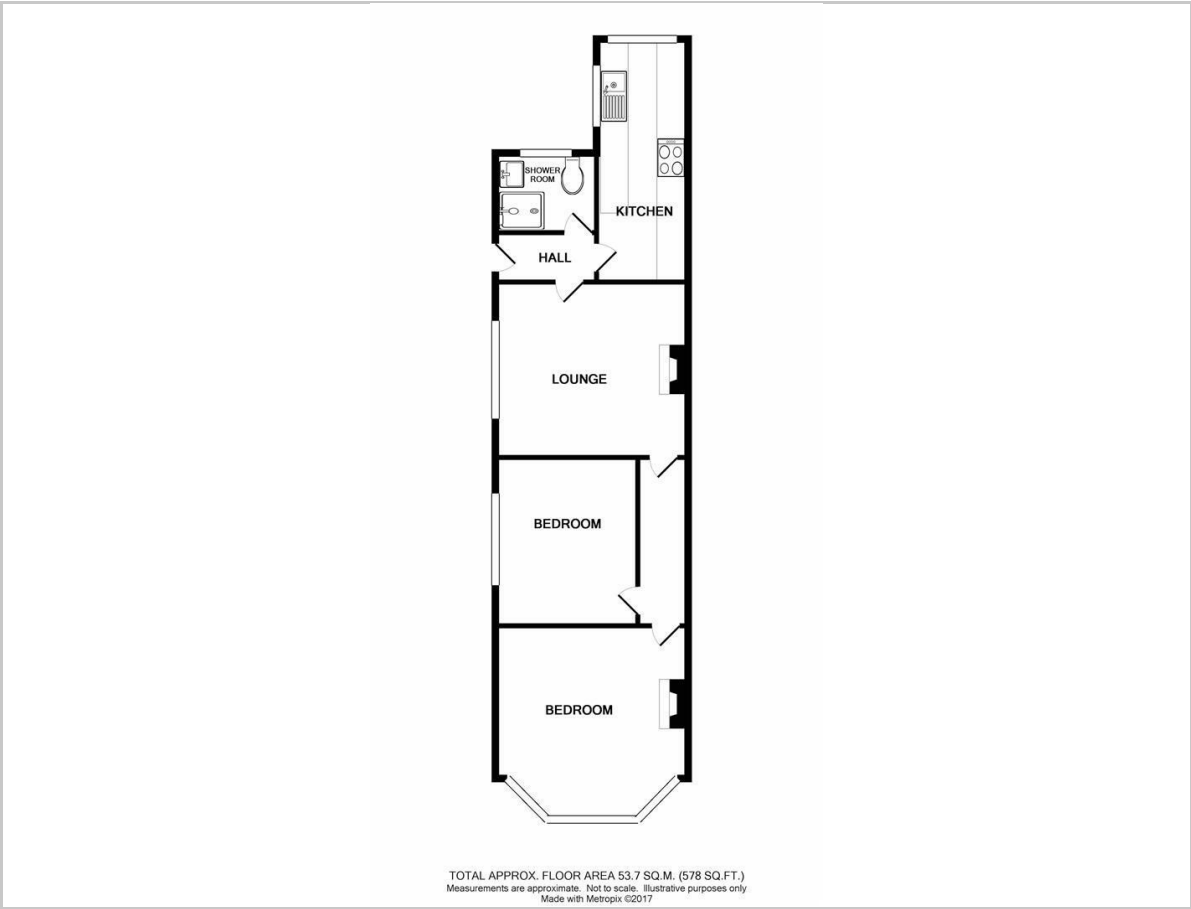
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Floor Plan

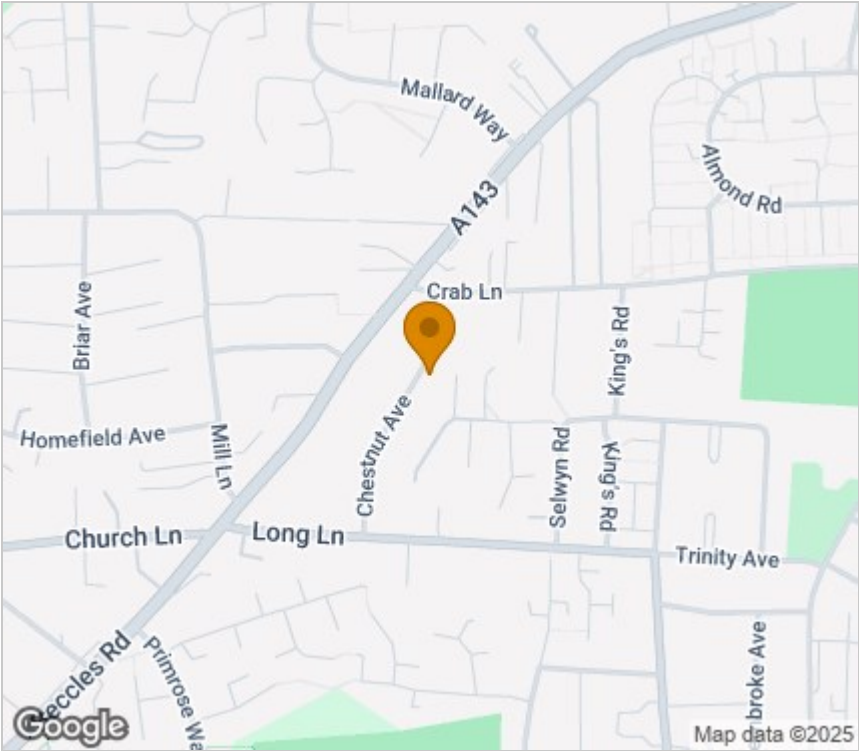


Viewing

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

