

Aldreds
Estate Agents

81 Howard's Way

Bradwell, NR31 9FU

Offers Over £205,000



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A stunning 3 bedroom mid-terrace house. It is beautifully modern throughout, featuring an open plan kitchen/diner, downstairs cloakroom, and a master bedroom with en-suite shower room.

Outside benefits include a private driveway for two vehicles and an enclosed rear garden. Superbly located with transport links and amenities close-by, this home offers modern comfort and convenience.

Entrance Hall

Vinyl floor, stairs to first floor, access to lounge and cloak room.

Cloak Room

2'11" x 5'6" (max) (0.9m x 1.7m (max))

Vinyl floor, radiator, double glazed window to front, WC, basin.

Lounge

11'9" x 14'1" (max) (3.6m x 4.3m (max))

Carpet floor, radiator, double glazed window to front, under stairs cupboard, access to kitchen/diner.

Kitchen/Diner

15'1" x 8'10" (4.6m x 2.7m)

Vinyl floor, double glazed window and French doors to rear, laminate counter tops, space for free standing washing machine, tumble dryer, fridge freezer, boiler cupboard, boiler cupboard, integrated oven and hob, under counter and wall mounted hobs.

First Floor Landing

Carpet floor, loft access, cupboard, access to 3 bedrooms and bathroom.

Master Bedroom

11'9" x 9'6" (3.6m x 2.9m)

Carpet floor, double glazed window to front, radiator, over stairs cupboard, access to en suite.

En-Suite

2'11" x 5'6" (max) (0.9m x 1.7m (max))

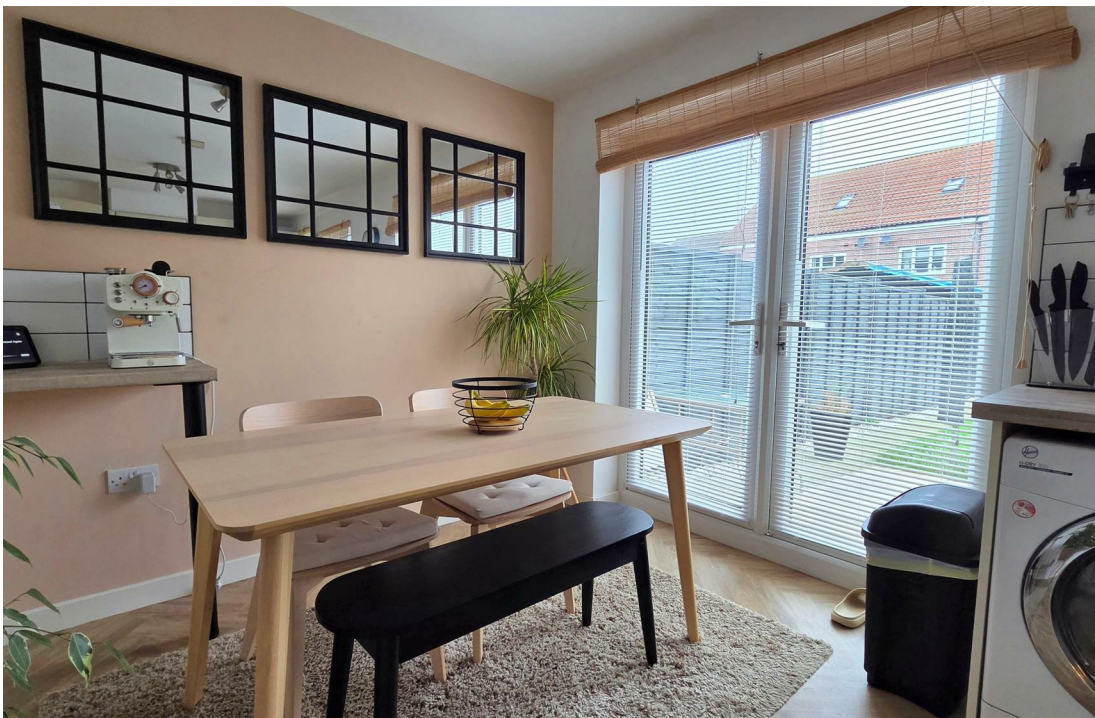
Vinyl floor, WC, basin, shower cubicle with wall mounted shower, double glazed window to front, radiator.

Bedroom 2

8'6" x 7'6" (2.6m x 2.3m)

Carpet floor, radiator, double glazed window to rear.





Bedroom 3

6'2" x 7'6" (1.9m x 2.3m)

Carpet floor, double glazed window to rear, radiator.

Family Bathroom

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

Vinyl floor, WC, basin, bath tub.

Outside Front

Brick weave driveway for 2 vehicles, path to front door.

Outside Rear

Grass lawn, concrete patio area, timber shed, timber fence boundaries with rear gate.

Tenure

Leasehold - £200 per annum combined service charge and ground rent - 999 year lease from 2015

Services

Mains gas, electric, water, 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, at the 'T' junction turn left into Beccles Road, continue over the traffic lights and up the hill, at the roundabout turn left, turn left into Bluebell Meadow, at the 'T' junction turn left where the property can be found on the right hand side.

What 3 Words

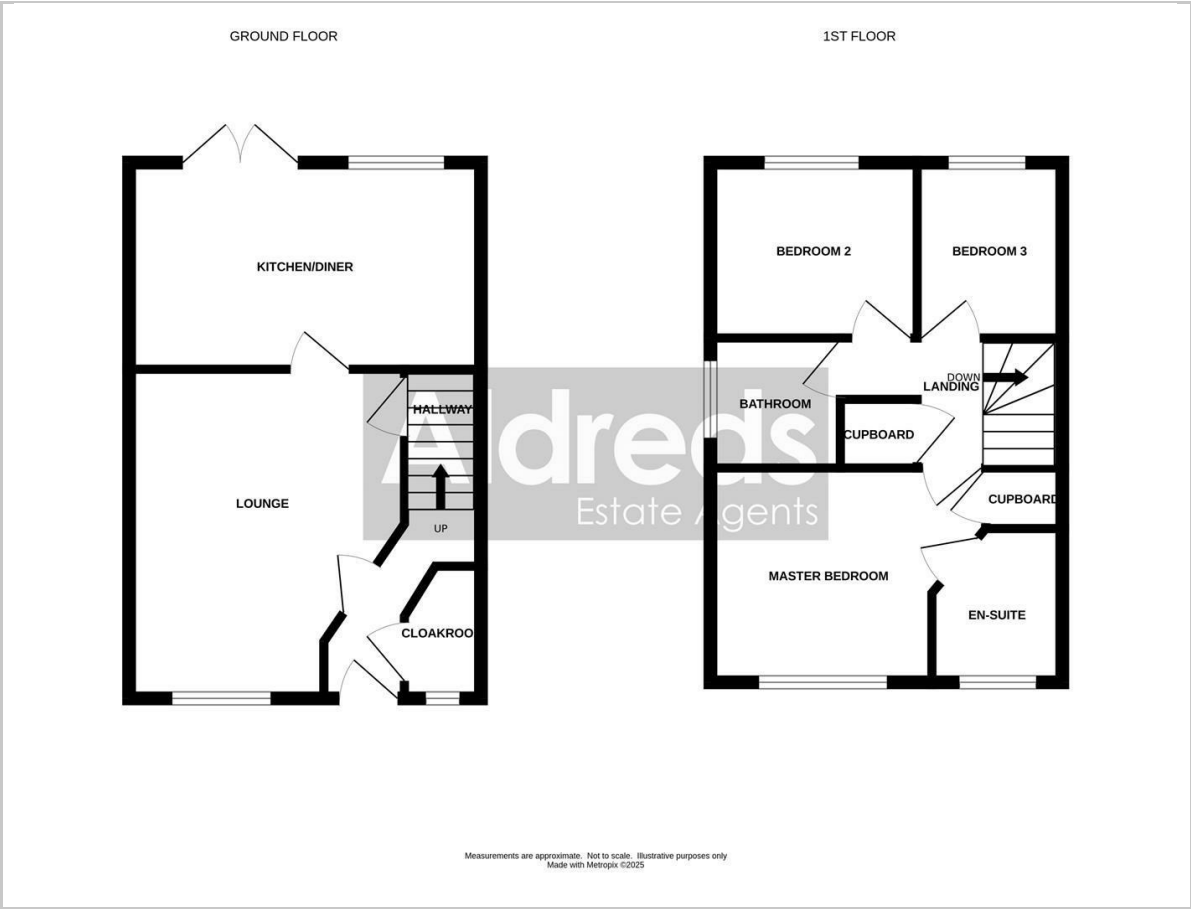
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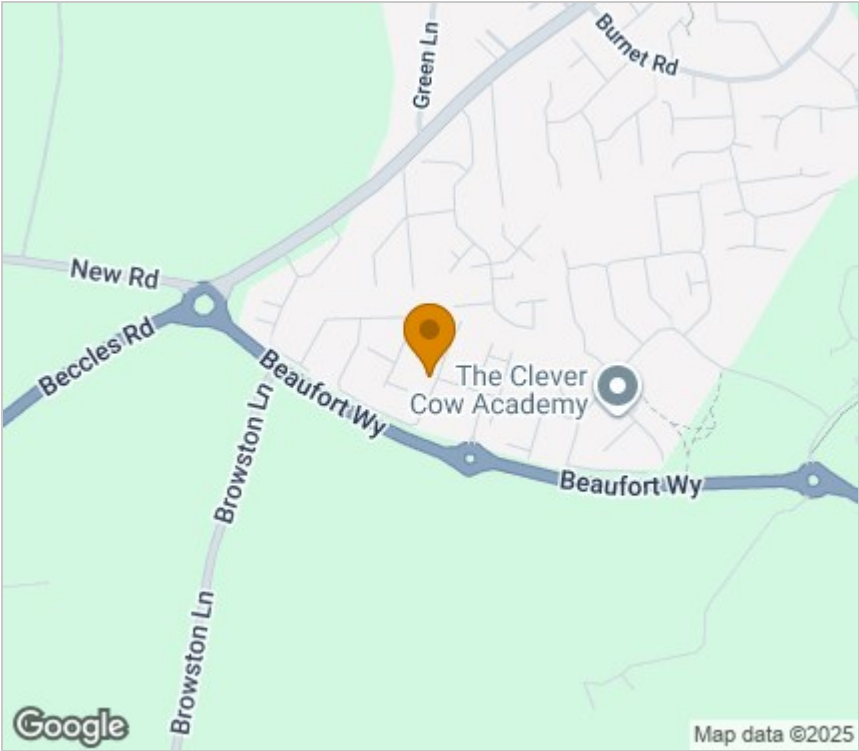
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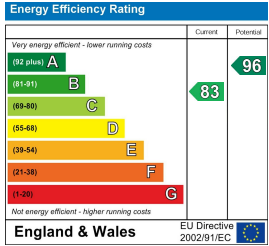
Floor Plan



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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