

Aldreds
Estate Agents



17 Shearwater Drive

Bradwell, NR31 9UL

£230,000



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This beautifully presented, extended two-bedroom end terrace house boasts a modern interior throughout, offering comfortable and stylish living from the moment you step inside. The property benefits from gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency. Furthermore, it features two double bedrooms, perfect for couples or small families, and includes the highly desirable benefit of two allocated parking spaces conveniently located to the rear.

The exterior features an easy maintenance rear garden, providing a pleasant outdoor space without the constant upkeep. Its location is a major selling point, with excellent transport links and amenities nearby, making daily life and commuting straightforward. This superb home combines practicality, modern aesthetics, and a great location, making it an ideal choice for a variety of buyers.

Entrance Hall

Vinyl floor, double glazed door to front, stairs to first floor, access to lounge, radiator.

Lounge

8'10" (12'1" into recess) x 16'8" (2.7m (3.7m into recess) x 5.1m)

Carpet floor, double glazed window to front, radiator, under stairs cupboard, glass sliding doors to dining room.

Dining Room

12'1" x 9'10" (3.7m x 3.0m)

Vinyl floor, radiator, open access through to kitchen.

Kitchen

9'6" x 12'1" (max) (2.9m x 3.7m (max))

Vinyl floor, double glazed doors to rear and side, double glazed window to rear, laminate counter tops with wall mounted and under counter storage, radiator, access to WC.

WC

4'3" x 6'2" (1.3m x 1.9m)

Vinyl floor, WC, basin, radiator, double glazed window to rear, plumbing for washing machine. Wall mounted gas combi boiler.

Landing

Carpet floor, access to 2 bedrooms and bathroom.

Bedroom 1

12'1" x 8'6" (max) (3.7m x 2.6m (max))

Carpet floor, built in cupboard, double glazed window to rear, radiator.





Bedroom 2

8'10" (12'1" into recess) x 10'2" (2.7m (3.7m into recess) x 3.1m)

Carpet floor, double glazed window to rear, radiator, loft access via hatch.

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

Vinyl floor, WC, basin, bath tub with shower fitting, double glazed window to side, radiator.

Outside Front

Brick path to front door, timber gate for side access.

Outside Rear

Slate tile patio, raised patio seating area, artificial lawn, timber fence boundary with rear exit gate, 2 allocated parking spaces to rear.

Services

Mains gas, electric, water, drainage.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band B

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, continue over the mini roundabout, at the next roundabout turn right into Gapton Hall Road, turn right into Shearwater Drive where the property can be found on the left hand side.

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.

What 3 Words

///eternally.dorms.recliner

Ref

G18392/10/25



Floor Plan

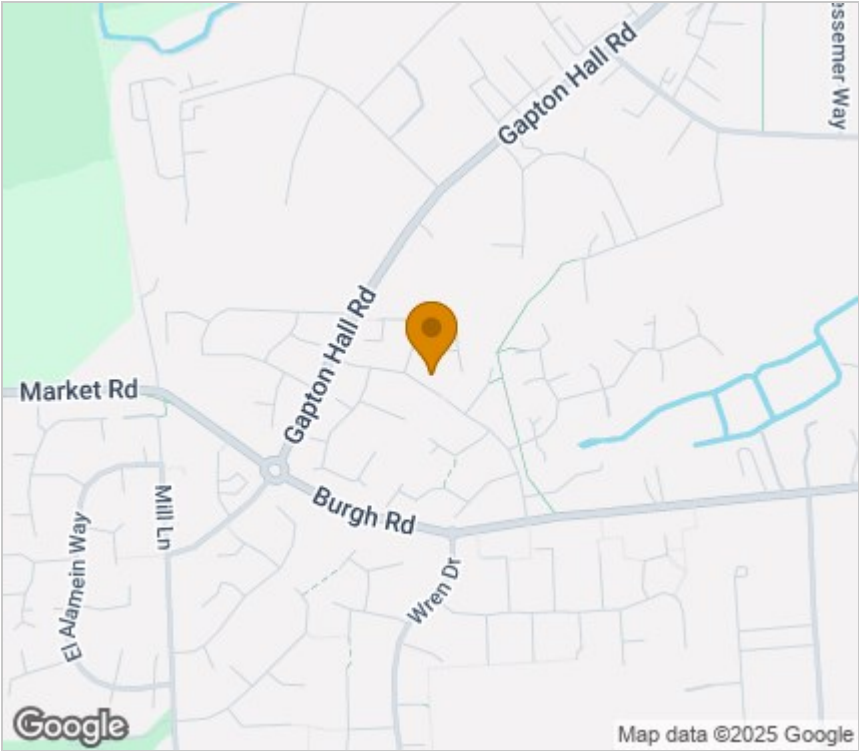


Viewing

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

