

**Aldreds**  
Estate Agents



12 The Buntings

Bradwell, NR31 8PE

£350,000





## 12 The Buntings

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This extended four-bedroom detached home is tucked away in a quiet cul-de-sac, offering generous and flexible living space ideal for modern family life. The property features a spacious lounge with a wood-burning stove, additional reception rooms, a handy downstairs WC, and a well-proportioned kitchen area, making it perfect for both everyday living and entertaining.

Outside, the home benefits from a generously sized rear garden, a double garage with private driveway, and the added convenience of an electric vehicle charger. Well located for transport links and local amenities, this attractive home combines a peaceful setting with excellent practicality and accessibility.

### Porch

Double glazed front door and window to front, tile floor, door leading entrance hall.

### Entrance Hall

Carpet floor, stairs to first floor, radiator, access to lounge, kitchen, integral garage and under stairs cupboard.

### Lounge

14'10" x 12'4" (4.53m x 3.78m)

Double glazed window to front, two radiators, wood burner, double doors to dining room and rear reception room.

### Dining Room

12'5" x 8'9" (3.79m x 2.68m)

Carpet floor, radiator, opening through to rear reception.

### Kitchen

14'1" x 9'3" (4.30m x 2.83m)

Tile floor, double glazed window to rear, double glazed door to side. Quartz counter tops with over and under counter storage, sink and draining board, electric oven and grill, electric ceramic hob, space for fridge/freezer.

### Downstairs WC

Tile floor, double glazed window to side, WC, basin, heated towel rail.

### Bedroom 1

12'5" x 12'5" (3.80m x 3.79m)

Carpet floor, double glazed window to front, radiator.

### Bedroom 2

11'9" x 12'5" (3.60m x 3.80m)

Carpet floor, double glazed window to rear, radiator.

### Bedroom 3

14'2" x 8'7" (4.33m x 2.64m)

Carpet floor, double glazed window to rear, radiator.







#### Bedroom 4

8'9" x 7'10" (2.68m x 2.41m)

Carpet floor, radiator, double glazed window to front.

#### Bathroom

Tile floor, double glazed window to side, WC, basin, bath tub, heated towel rail

#### Garage

Two up and over doors, electric connection with lighting, additional garage door to the rear.

#### Outside Front

Double width driveway, electric vehicle charging point, grass lawn, timber gate access to rear garden.

#### Outside Rear

Grass lawn, timber storage shed allowing vehicle storage, timber fence boundaries, summerhouse, patio with seating.

#### Services

Mains gas, water, electric, drainage.

#### Tenure

Freehold

#### Council Tax

Great Yarmouth Borough Council - Band D

#### Locations

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 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, at the mini roundabout turn left into Wren Drive, turn right into Redwing Drive, turn right into The Buntings.

#### What 3 Words

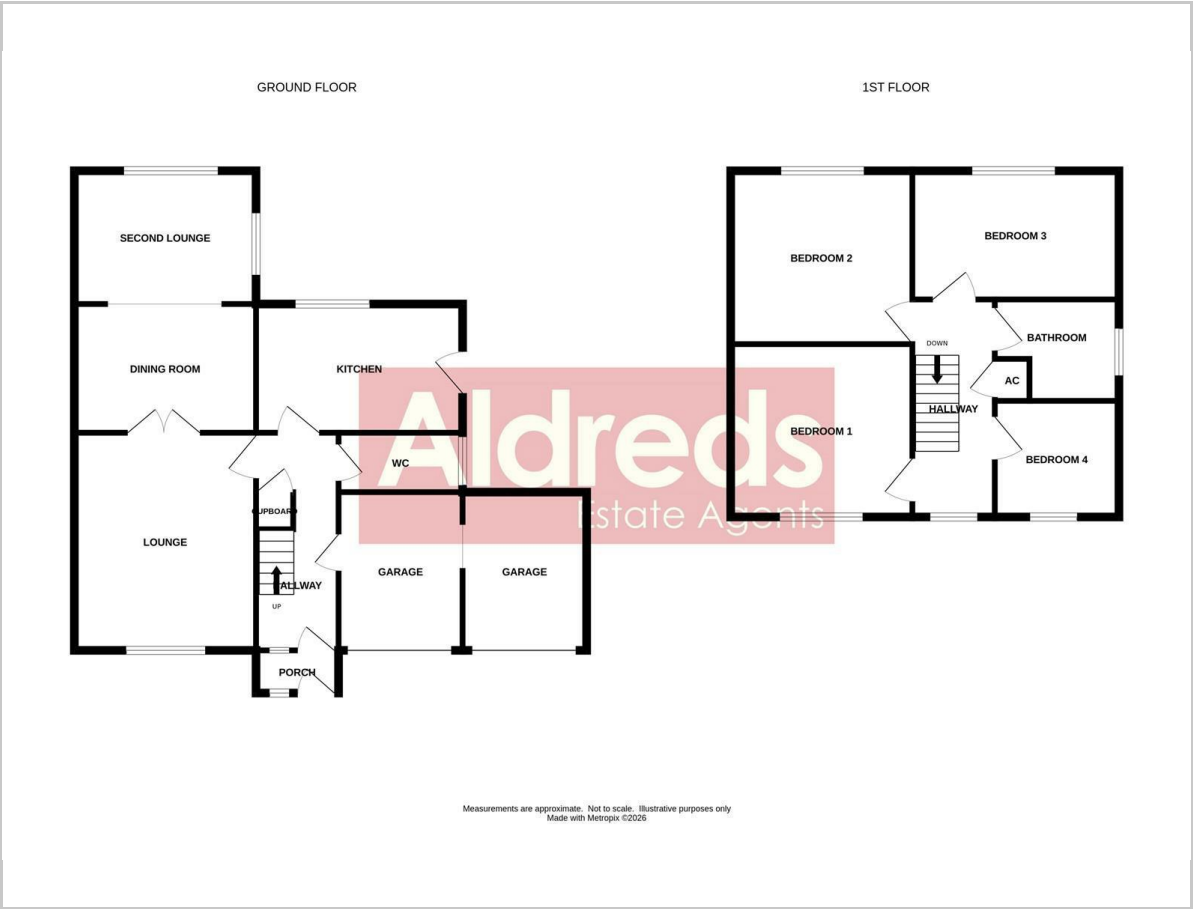
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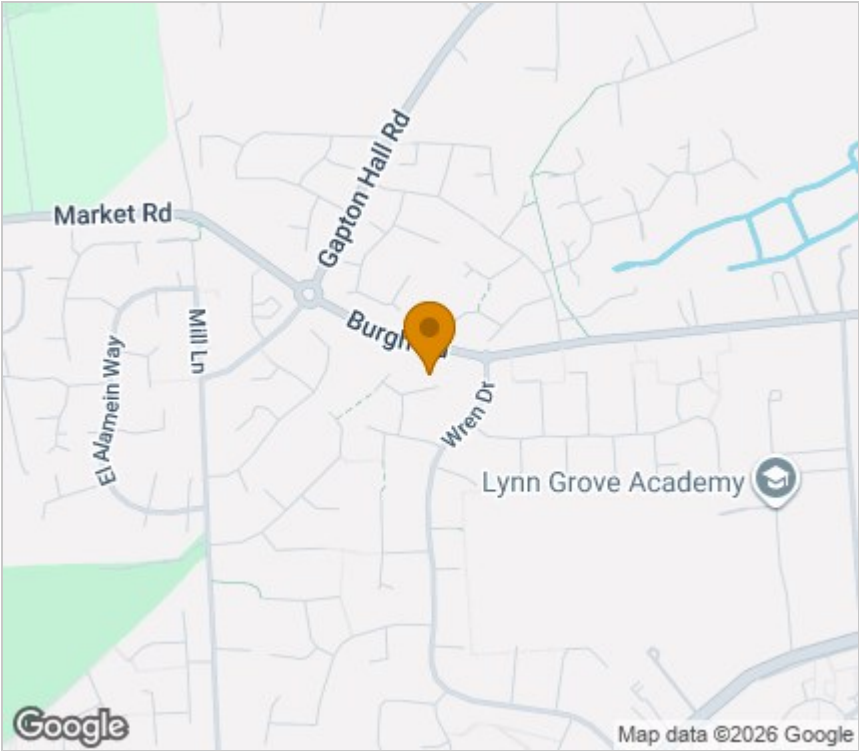
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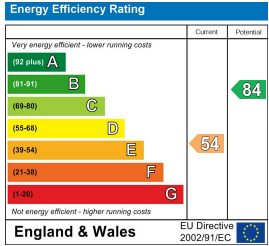
Floor Plan



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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149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto: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