

**Aldreds**  
Estate Agents



8 Darnell Close

Bradwell, Great Yarmouth, NR31 9FS

Guide Price £325,000 - £350,000



## 8 Darnell Close

Bradwell, Great Yarmouth, NR31

\*\* GUIDE PRICE £325,000 - £350,000 \*\* With a large garage and a good sized rear garden Aldreds are delighted to offer this spacious modern three bedroom linked detached bungalow. The property has a large hall, lounge, kitchen/diner, master bedroom with ensuite, two further bedrooms, large family bathroom and cloakroom. Gas central heating and sealed unit double glazing. Gardens to front & rear and a good sized driveway.

### Entrance Hall

Two storage cupboards, inset ceiling lights, door to front.

### Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect, radiator.

### Lounge

14'9" x 13'7" (4.5 x 4.15)

Double glazed French doors to rear garden, radiator.

### Kitchen/Diner

14'7" x 10'7" (4.45 x 3.24)

Base & wall units with worktops, double glazed window to rear aspect, door to rear, wall mounted gas boiler, gas hob, electric oven, sink with drainer, inset ceiling lights, radiator.

### Master Bedroom

12'2" x 8'2" plus wardrobe space (3.73 x 2.5 plus wardrobe space)

Built in wardrobe, double glazed window to front aspect, radiator, door to

### Ensuite Shower Room

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

### Bedroom 2

12'1" x 9'0" (3.7 x 2.76)

Built in wardrobe, double glazed window to front aspect, radiator.

### Bedroom 3

7'11" x 7'8" (2.42 x 2.36)

Double glazed window to side aspect, radiator.





### Bathroom

8'0" x 5'0" (2.45 x 1.53)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

### Outside

To the front of the property there is a driveway leading to garage, the garage has power & light and a door to the rear garden. Crushed slate front garden, To the rear there is a paved garden with beds and timber shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band D

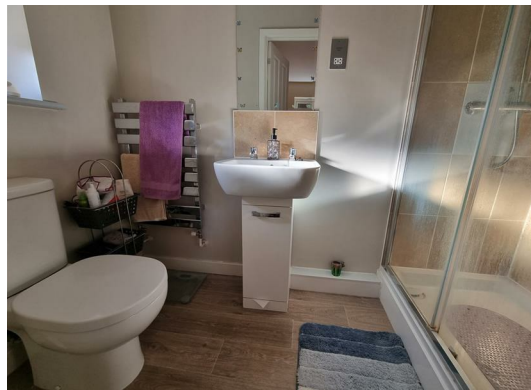
### Location

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.

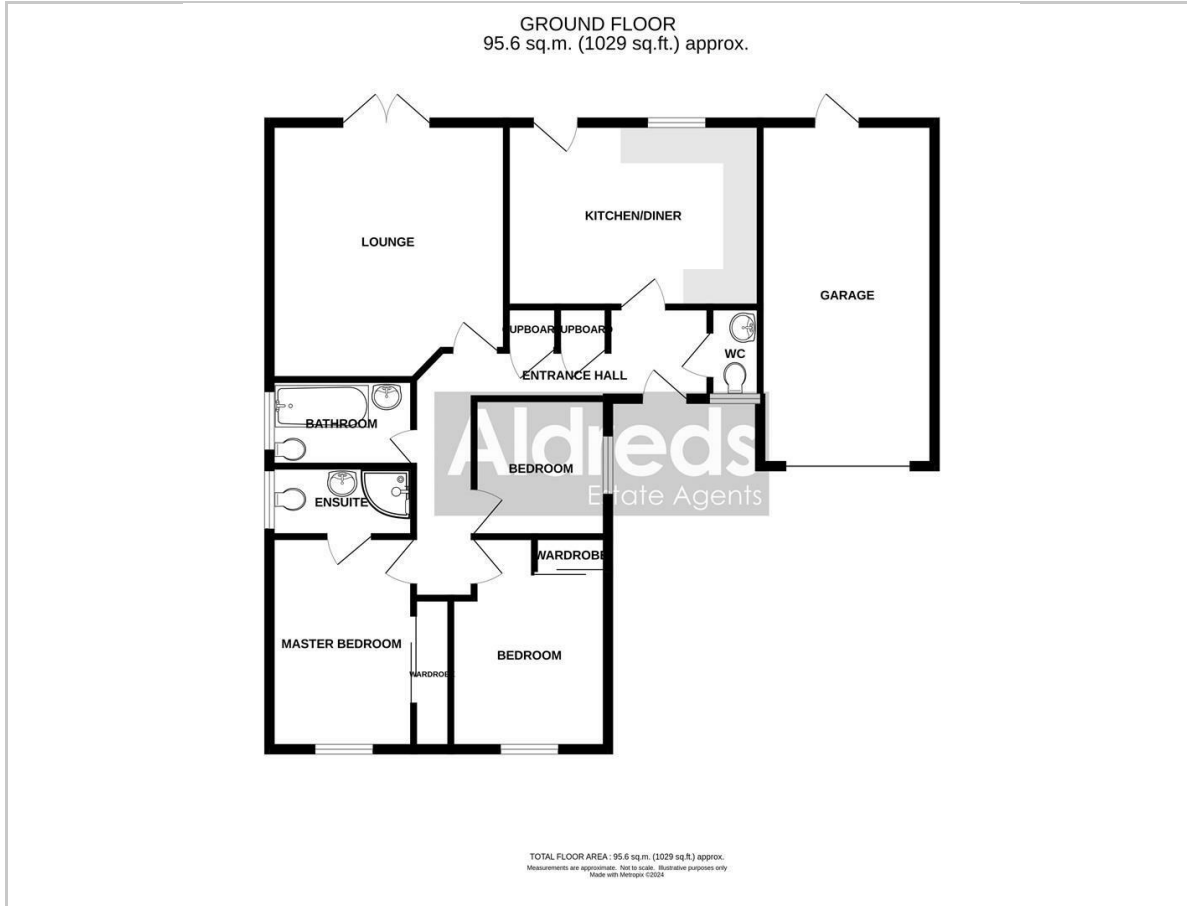
### Directions

From the Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout and traffic lights in to Crab Lane, at the T junction turn left in to Beccles Road, continue over the traffic lights and up the hill, at the roundabout turn left, turn left in to Bluebell Meadow, at the T junction turn left, at the next T junction turn right in to Howards Way, continue round to the left in to Darnell Close.

Ref G17979/01/24



## 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.

### Disclaimer

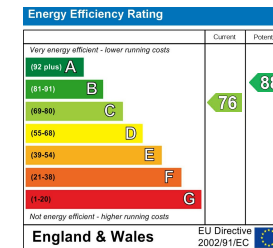
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## Area Map



## Energy Efficiency Graph



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