



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

£225,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

27 Chestnut Avenue Bradwell, NR31 8RN

- WELL PRESENTED BUNGALOW
- SOUGHT AFTER LOCATION
- TWO OR ONE BEDROOM OPTIONS
- ATTRACTIVE REAR GARDEN
- MANY NEW UPGRADES
- DRIVEWAY FOR TWO OR THREE CARS
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- TIMBER STORAGE BUILDINGS TO REAR
- EPC D

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

ENTRANCE

Through the modern front door into your beautiful new home. To the left and through an opening you will find your Reception Rooms. On your right is your Shower Room and straight ahead you enter your Kitchen.

KITCHEN 4.33m x 2.05m (14' 2" x 6' 9") narrowing to 1.81m

Your Kitchen is pretty much 'Open-Plan' to your Living Dining Room and features a range of base and wall units with modern limed wood grain doors and drawers and a roll edge worktop over. Integrated appliances include an electric hob with extractor over and eye level oven. Your stainless-steel sink and drainer is located under one of the two uPVC sealed unit double glazed windows which allow an abundance of natural daylight in. Plenty of space and plumbing is provided for your automatic washing machine, fridge and dishwasher, laminate is laid to underfoot and a radiator also featured. Your back door leads you out to your ...

REAR PORCH 1.70m x 1.40m (5' 7" x 4' 7") max

Constructed of uPVC, your handy Porch allows extra storage and a door leads outside.

LIVING / DINING ROOM 3.80m x 3.48m (12' 6" x 11' 5")

Conveniently located centrally, this Reception Room features a large uPVC sealed unit double glazed window to side aspect, a feature fireplace, laminate floor and radiator. A door leads you into your Inner Hall.

SHOWER ROOM 1.80m x 1.50m (5' 11" x 4' 11")

Your contemporary Shower Room features a suite comprising of a corner shower cubicle, vanity wash hand basin and low-level WC. Tiles have been applied to floor and walls, there's a chrome heated towel rail and an opaque uPVC sealed unit double glazed window allows plenty of light. Your 'Combi' central heating boiler is also housed here.

INNER HALL The link between the front and rear rooms in the Bungalow.

BEDROOM 3.41m x 2.87m (11' 2" x 9' 5")

Currently used as the main Bedroom as the Owner only requires one Bedroom. A uPVC sealed unit double glazed window, fitted carpet and radiator all featured.

LOUNGE / MASTER BEDROOM 3.80m x 3.81m (12' 6" x 12' 6") into bay

Located at the front of the Bungalow this versatile room has many uses. Lounge, Master Bedroom, Dining Room? ... you decide. There's a fitted carpet, radiator, fireplace and huge bay window featuring uPVC sealed unit double glazing.

OUTSIDE

FRONT GARDEN & DRIVEWAY

With ample parking for several vehicles, your Driveway extends the length of the bungalow and a gate provides access to your rear Garden. Your Front Garden features a bed packed with mature plants and shrubs.

REAR GARDEN

Your rear Garden is a real picture. Enclosed by fence and very private, it is maintenance free with many textures to ground including artificial lawn and paving, perfect for sitting out, a barbecue or even a spot of alfresco dining. There is a large timber workshop for and an additional potting shed for you keen gardeners.

Council Tax

Great Yarmouth Band B

SUMMARY

If you are in the market for a bungalow in the popular and sought after neighbourhood of Bradwell, this could be the one for you. To view simply call us now.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

AN EXCELLENTLY PRESENTED SEMI DETACHED BUNGALOW in a SOUGHT AFTER LOCATION in BRADWELL

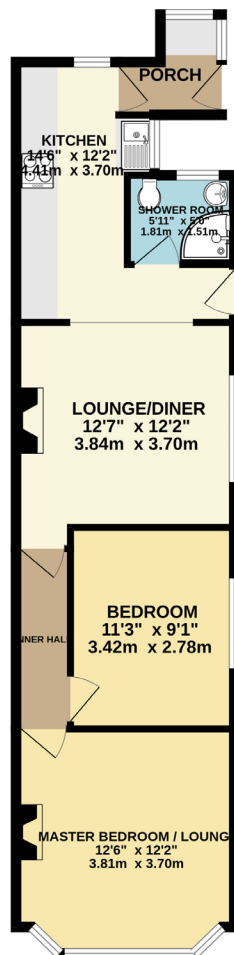
With two or even a one Bedroom options, this cosy yet spacious Bungalow is offered For Sale. Your accommodation comprises of a large bay fronted room which could be your Master Bedroom or Lounge, a further central Bedroom plus a Living Dining Room which is 'Open-Plan' to your Kitchen, modern Shower Room and rear Porch. Outside there is plenty of parking on the Driveway which leads you to your rear Garden which is a real picture. All this with the creature comforts of double glazing and gas central heating and located in a popular neighbourhood in Bradwell

MANY NEW UPGRADES

LOCATION AND AMENITIES

Situated in a sought-after Neighbourhood in the sought after Village of Bradwell, ideally located between Gorleston and Great Yarmouth and with easily accessible routes to Lowestoft and surrounding areas. Good schools, public transport and the stunning Norfolk countryside right on your doorstep along with of course the glorious beaches of the East coast. Convenient for a range of amenities such as a Morrisons supermarket, Tesco Express, pharmacy and 5 minute drive to large retail outlets.

Contact: Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



27 CHESTNUT AVENUE, BRADWELL

TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.