

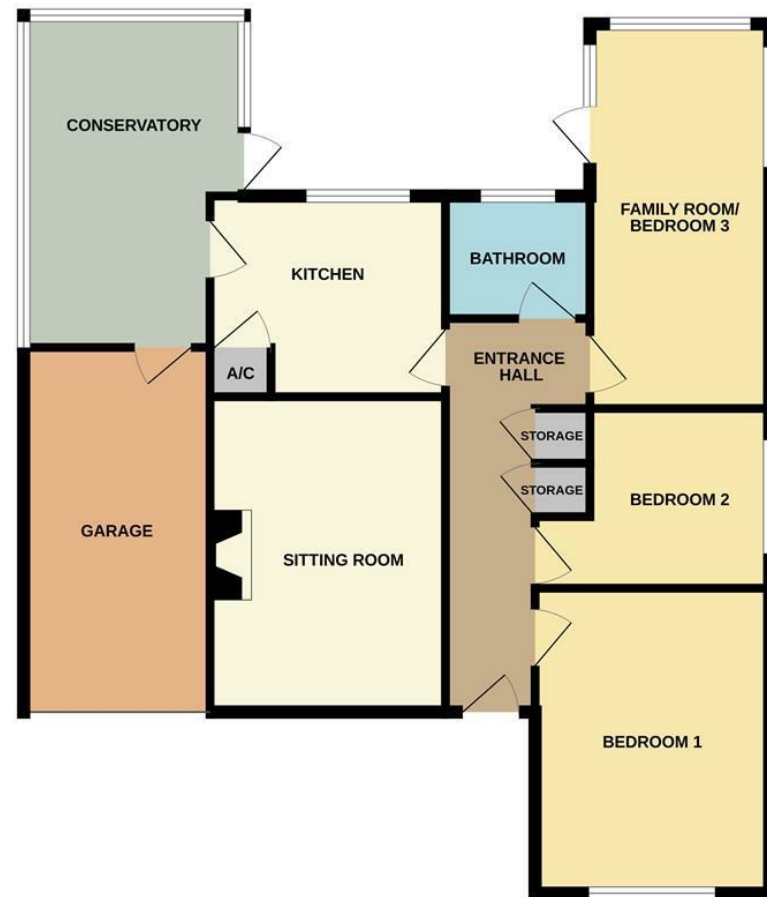
Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£285,000**  
 Asking Price



GROUND FLOOR  
 971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 62026



**Mill Lane**  
 Great Yarmouth, NR31 8HH

- Spacious detached bungalow
- 2/3 separate bedrooms
- Chain free
- Sought after location in Bradwell
- Off road parking
- Integral garage
- 2/3 reception rooms
- West facing rear garden
- Close to local amenities & shops
- Perfect for putting your own stamp on it



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This spacious detached bungalow is located in the highly desired and sought-after village of Bradwell. This popular residential area is adjoining to the seaside town of Gorleston and only 2 miles from the market town of Great Yarmouth. - both offering a wide range of amenities including all major supermarkets nearby, leisure facilities, restaurants, schooling at all levels and healthcare facilities including a dentist and doctors. Also, only a moment away from the beautiful sandy beaches, High Street and James Paget Hospital.

### Entrance hall

UPVC entrance door to the front aspect, fitted carpet, radiator, x2 storage cupboards, loft access and doors opening to the bedrooms, bathroom & kitchen.

### Sitting room

4.25m x 3.18m  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and an electric fireplace.

### Family room/Bedroom 3

5.16m x 2.43m  
x3 UPVC double glazed windows to the rear and side aspect, fitted carpet, radiator and a UPVC door opening to the rear garden.

### Kitchen

2.71m x 3.18m  
Tile flooring, UPVC double glazed window to the rear aspect, airing cupboard (housing the gas combi boiler), radiator, units above and below, laminate worksurfaces, tile splash backs, inset stainless steel sink with drainer and mixer tap, space for an oven & fridge, built in stainless steel extractor hood and a door opening into the conservatory.

### Conservatory

4.49m x 2.99m  
Fitted carpet, UPVC double glazed windows to the side & rear aspect, x2 radiators, space for a washing machine and doors opening to the rear garden & garage.

### Bathroom

1.65m x 1.95m  
Tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, radiator, suite comprises of a toilet, pedestal wash basin with hot and cold taps, a panelled bath with hot and cold taps, an electric shower above with a handheld attachment and a glass shower screen.

### Bedroom 1

4.10m x 3.18m  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

2.42m x 3.18m  
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Garage

4.93m x 2.53m  
An integral garage with ample space for storage, light, power, units above & below a laminate work surface, space for appliances and an up & over door.

### Outside

The brick weave driveway offers off-road parking for multiple vehicles and leads to the garage. The front garden features a laid lawn and borders of plants and shrubs, all partially enclosed by a brick wall. Gated access is provided to the rear garden.

The west-facing rear garden includes outdoor lighting, electricity, a tap and a patio area. It also has a laid lawn bordered with plants and shrubs, raised planters, x2 timber storage sheds and x2 greenhouses. Additionally, there is a side area with extra space and an additional timber storage shed.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

