

Aldreds
Estate Agents



80 Bradwell Avenue

Bradwell, Great Yarmouth, NR31 8HE

Offers Over £200,000



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Bradwell, Great Yarmouth, NR31

Nestled in the desirable area of Bradwell, this charming three-bedroom semi-detached chalet bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or quiet evenings in. The ground floor features a generous master bedroom, providing a peaceful retreat, while the loft has been thoughtfully converted into an additional bedroom and storage space, enhancing the home's versatility.

The exterior of the property is equally appealing, with off-road parking available for two vehicles, ensuring ease of access. The private enclosed garden is a delightful feature, complete with a separate run-around area for dogs, making it an ideal space for pet owners. The garden also includes a lovely decking area and a fire pit, perfect for entertaining friends and family during the warmer months.

Lounge/Diner

12'5" x 20'4" (3.8m x 6.2m)

Wood effect tile floor, access to Master bedroom. 2x Radiator, upvc double glazed window and door to side. Stairs leading to first floor. Built in storage.

Master bedroom

12'5" x 12'5" (3.8m x 3.8m)

Wood effect tile floor, upvc double glazed bay window to front, radiator.

Inner hall

Wood effect tile floor, access to bedroom 2, bathroom and kitchen.

Bedroom 2

15'8" x 5'10" (4.8m x 1.8m)

Carpet floor, upvc double glazed window to rear, radiator.

Bathroom

11'1" x 5'6" (3.4m x 1.7m)

Vinyl floor, partially tiled walls, bath, basin and wc. Radiator. Upvc double glazed window to rear. Loft hatch. Wall mounted electric shower.

Kitchen

10'5" x 7'2" (3.2m x 2.2m)

Wood effect tile floor, upvc double glazed windows to front and rear, upvc double glazed door to front. Space for oven, dishwasher, washing machine and fridge freezer.





Upper Landing

Radiator, access to storage cupboard and bedroom 3. Carpet floor.

Bedroom 3

7'10" x 16'8" (max) (2.4m x 5.1m (max))

Carpet floors, built in wardrobe with sliding door, 2x upvc double glazed windows to front aspect.

Outside

To the front, a shingle driveway for 2 vehicles, side access via accessibility ramp. To the rear, starting with side access out to a covered area with shingle floor, access around the side to the rear garden. Rear garden separated into 2 sections. Smaller fenced area with artificial grass, timber gate access to main garden. Enclosed garden area with grass lawn, decking area with brick fire pit, timber shed.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

Tenure

Freehold

Directions

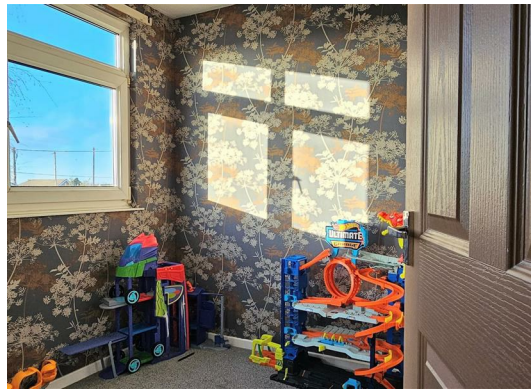
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, turn right into Bradwell Avenue where the property can be found on the right hand side.

Location

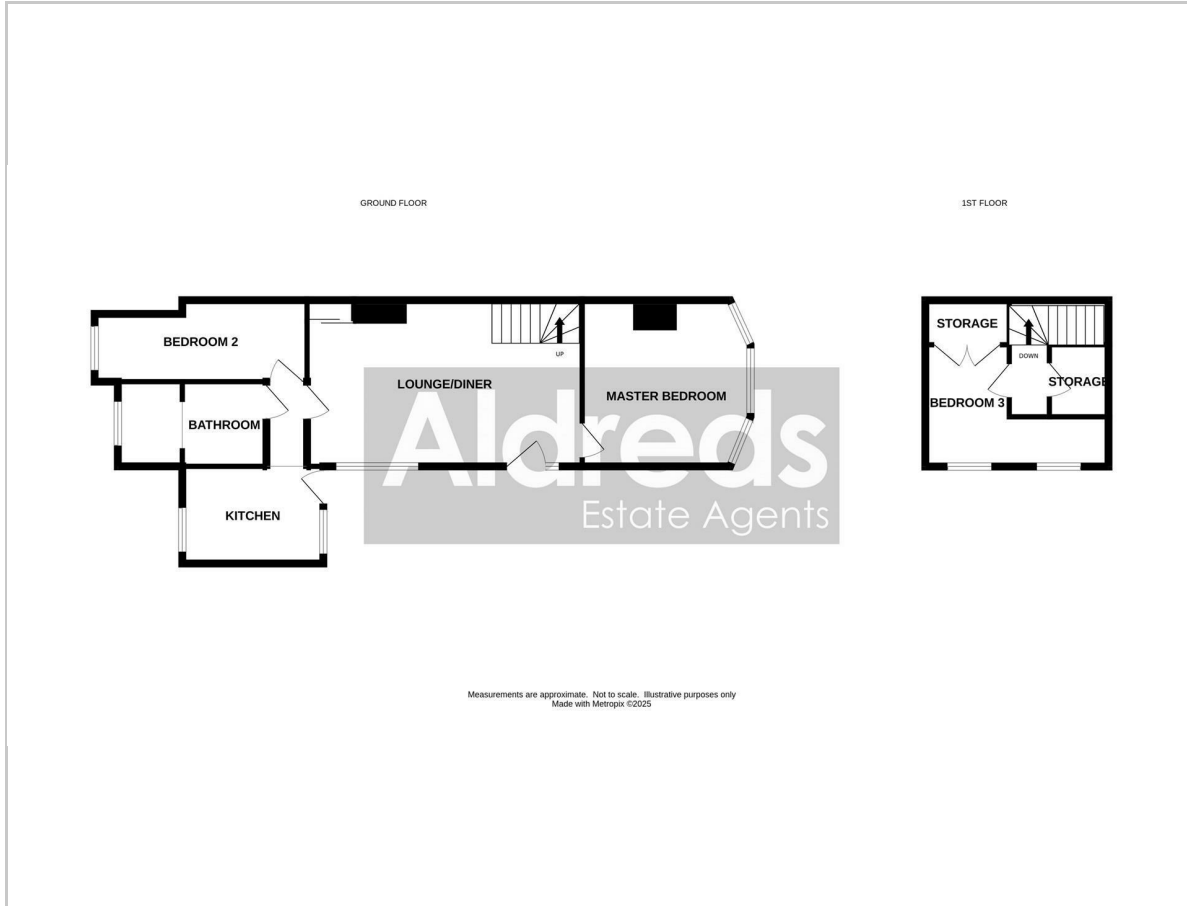
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Ref: G18213

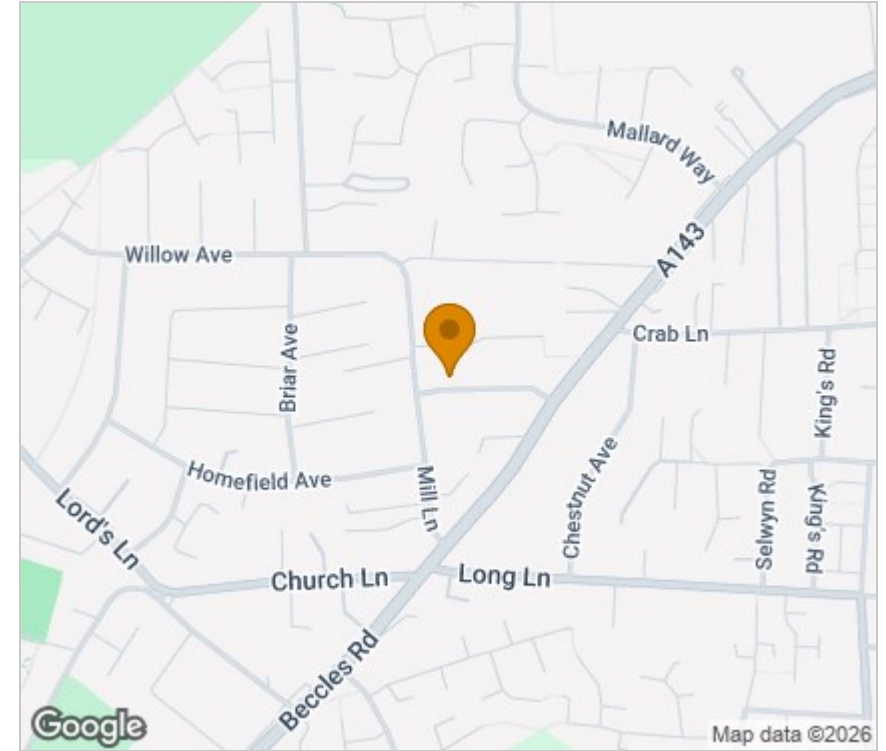
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Floor Plan



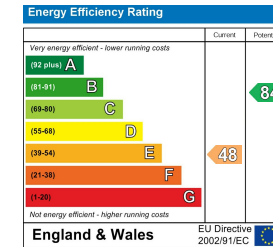
Area Map



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.

Energy Efficiency Graph



Disclaimer

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