

Aldreds
Estate Agents

155 Beccles Road

Bradwell, NR31 8PR

£325,000

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Situated in central Bradwell, this chain-free home was built in 2017 and offers spacious, modern accommodation ideal for a range of buyers. The heart of the property is the converted basement, a large open-plan living, dining and games room, providing a versatile space for relaxing and entertaining, alongside generous bedrooms upstairs, one benefiting with an en-suite.

Externally, the property boasts a private enclosed rear garden, together with an integral garage and private driveway providing convenient off-road parking. Ideally positioned for nearby amenities and transport links, this well-presented home combines practical living space with a convenient village location.

Ground Floor

Entrance Hall

Double glazed front door, stairs to first floor and basement, access to kitchen, WC, integral garage and a ground floor bedroom/dining room.

Kitchen

12'11" x 10'9" (3.96m x 3.28m)

2 double glazed windows to front, laminate counter tops with under and over counter storage, integrated oven and hob with extractor fan above, sink and draining board, space for free standing fridge freezer, washing machine and tumble dryer,

Dining Room/Bedroom 2

13'2" x 11'11" (4.02m x 3.64m)

Double glazed window and French doors to rear, radiator.

Cloakroom

WC, basin, double glazed window to side

Integral Garage

10'1" x 16'5" (3.08m x 5.02m)

Concrete floor with carpet, electric roller door to the rear leading onto driveway.

Basement

Hallway

Stairs back to ground floor, under stairs cupboard, double doors into main living area.

Lounge/Diner/Games Room

23'9" x 27'1" (max) (7.24m x 8.26m (max))

Tiled floor, 2 double glazed windows and French doors to the side leading to the courtyard, designated space for lounge and dining areas.

Courtyard

Concrete slab patio, timber fence boundary.

First Floor

Landing

Carpet floor, double glazed window to front, access to 3 bedrooms and bathroom.

Bedroom 1

13'3" x 9'7" (4.04m x 2.93m)

Carpet floor, double glazed window to rear, loft hatch, access to en-suite.















En-Suite
Double glazed Velux skylight window, WC, basin, shower cubicle with wall mounted shower, access into eaves storage.

Bedroom 3
13'3" x 10'2" (plus doorway recess) (4.04m x 3.10m (plus doorway recess))
Carpet floor, double glazed window to front, built in wardrobes.

Bedroom 4
9'8" x 6'7" (2.96m x 2.02m)
Carpet floor, double glazed window to side, radiator

Bathroom
Tiled floor, WC, basin, bath tub, inset shower cubicle.

Outside Front
Concrete steps and path to front door, short grass verge.

Outside Rear
Split into 2 sections, the first part, a brick weave driveway leading to an integral garage, with timber fence boundary. The second part, an enclosed rear garden with shingle and concrete patio, timber fence boundaries.

Council Tax
Great Yarmouth Borough Council - Band C

Tenure
Freehold

Services
Mains water, gas, electric, drainage

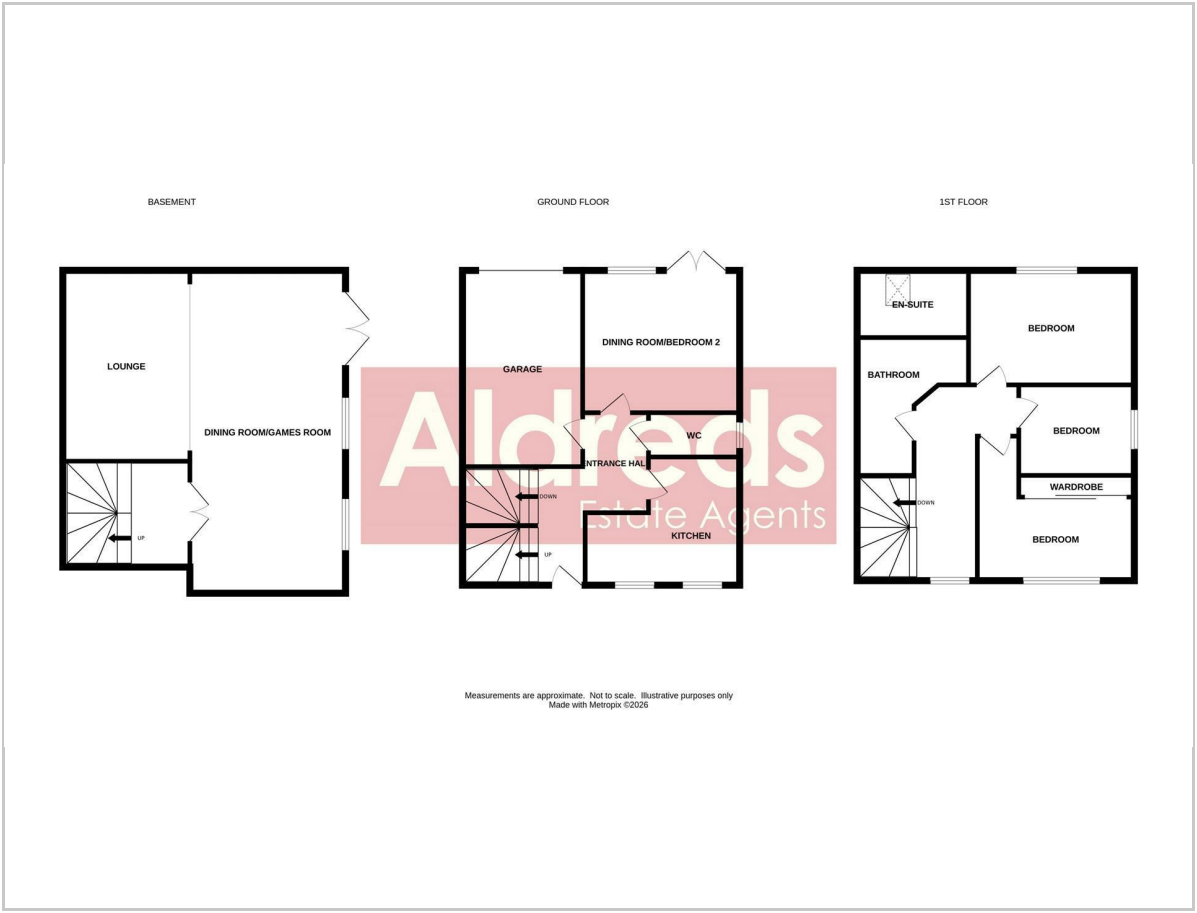
Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions
From the Gorleston office head south along the High Street, 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, follow the road all the way to The Sun pub where the property can be found on the left hand side.

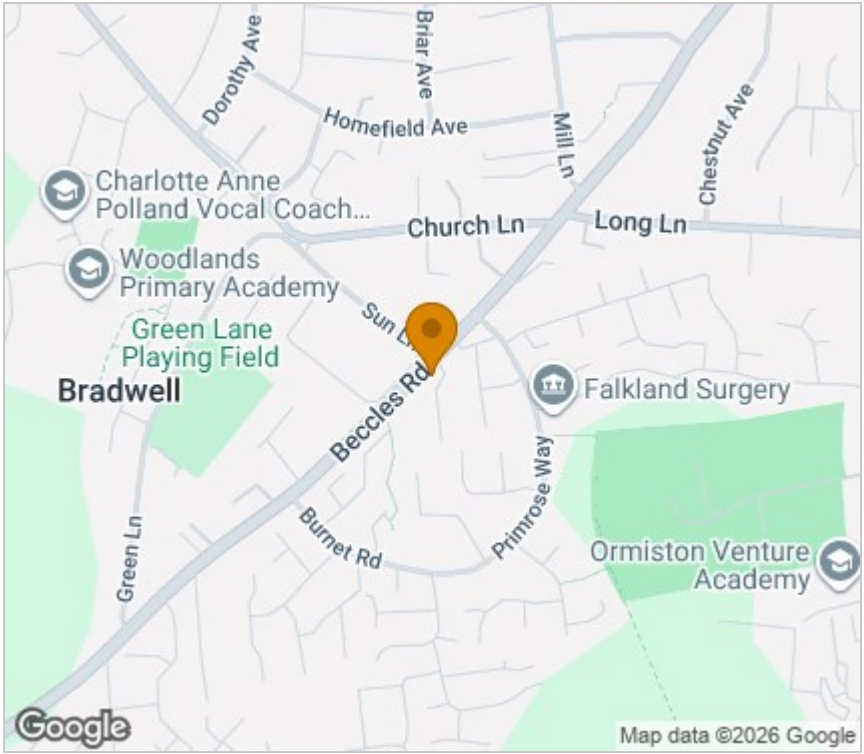
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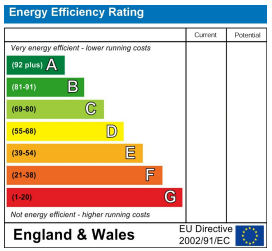
Floor Plan



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.

Disclaimer
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