

**Aldreds**  
Estate Agents



2 Shearwater Drive, Bradwell, Great Yarmouth, NR31 9UL

£360,000



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£360,000

## 2 Shearwater Drive

Bradwell, Great Yarmouth, NR31 9UL

- Extended
- Detached Bungalow
- Ensuite
- Gardens
- Gas Central Heating
- Amazing Kitchen/Diner/Dayroom
- Three Bedrooms
- Bathroom
- Garage
- Well Presented

With a stunning, extended, vaulted ceiling Kitchen/Diner/Dayroom, Aldreds are delighted to offer this spacious and well presented three bedroom detached bungalow. The property also has an entrance porch, entrance hall, lounge, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway to garage.



### Entrance Porch

Door to front

### Entrance Hall

Tiled floor, radiator, built in wardrobe with wall mounted gas boiler

### Lounge 16'8" x 13'8" (5.1 x 4.18)

Double glazed window to front aspect, double glazed window to side aspect, two radiators

### Kitchen/Diner/Day Room 62'4" x 13'8" max 11'5" min (19 x 4.18 max 3.49 min)

Base & wall units with worktops, two radiators, two double glazed windows, three Velux windows, electric hob, electric oven, integrated dishwasher, integrated fridge/freezer, tiled floor

### Master Bedroom 12'7" x 11'5" (3.86 x 3.5)

Double glazed window to rear aspect, radiator, door to





### Ensuite

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail

### Bedroom 2 11'11" x 10'8" (3.65 x 3.26)

Bay double glazed window to front aspect, radiator

### Bedroom 3 9'10",85'3" x 8'10" (3,26 x 2.7)

Double glazed window to front aspect, radiator

### Bathroom 7'11" x 5'4" (2.43 x 1.65)

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

### Outside

To the front of the property there is a driveway leading to garage, the garage has a roller door and power & light, paved garden with bushes & shrubs. To the rear there is a paved and astro turf garden with bushes & shrubs, timbe shed

### Tenure

Freehold

### Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn right into Gapton Hall Road, turn right into Shearwater Drive where the property can be found on the right hand side.



## Services

Mains water, electricity, gas, drainage

## Council Tax

Band D

## Location

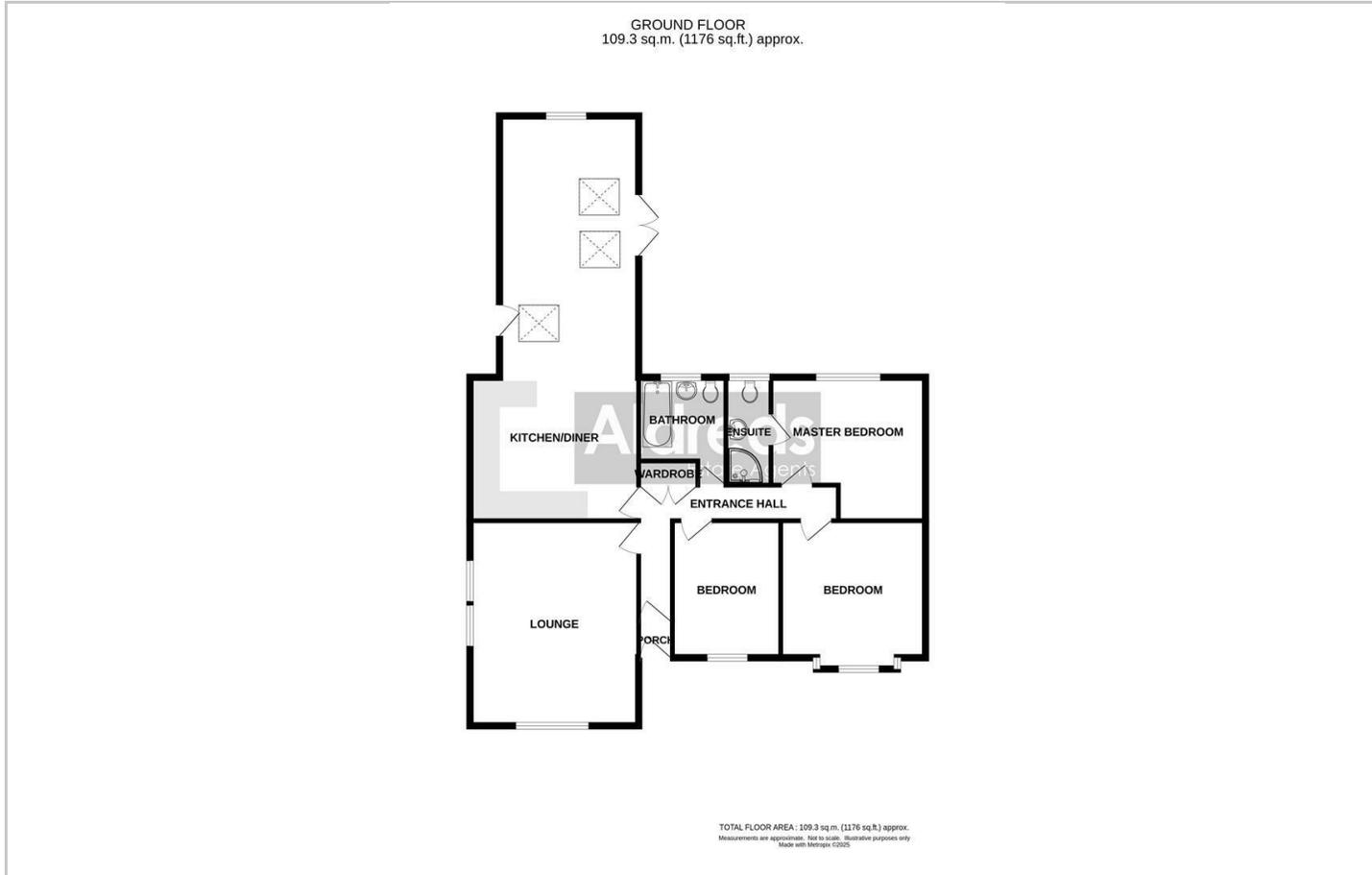
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

## Directions

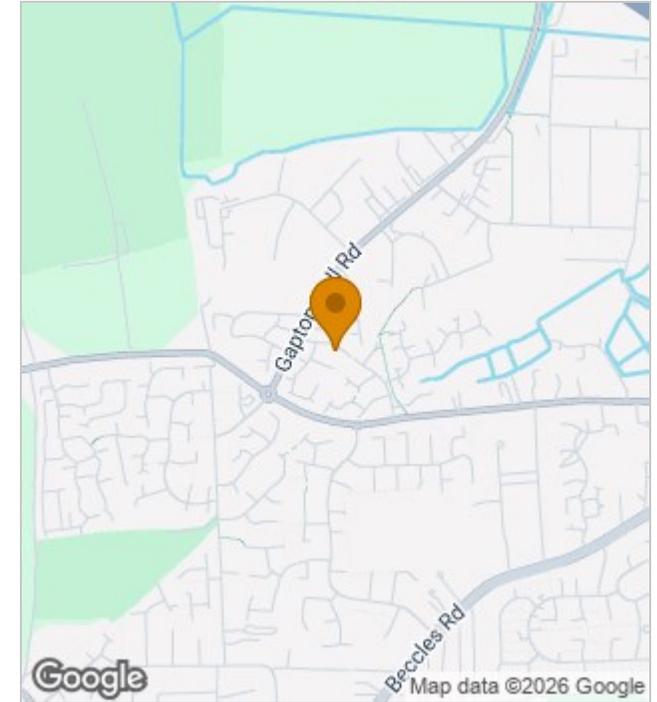
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Ref G18453/02/26

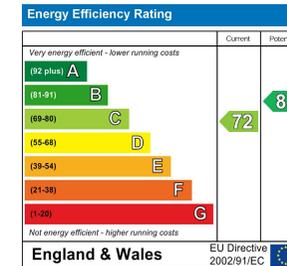
## Floor Plans



## Location Map



## Energy Performance 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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