

Aldreds
Estate Agents



18 Whimbrel Drive

Bradwell, NR31 9UN

£290,000



18 Whimbrel Drive

Bradwell, NR31 9UN

An extended detached two-bedroom bungalow set on a generous plot, boasting a wrap-around rear garden and a peaceful cul-de-sac position in the highly desirable area of Bradwell. The property offers a spacious open plan lounge/diner, perfect for modern living, and is tastefully decorated throughout, creating a warm and inviting atmosphere ready to move straight into.

Further benefits include a detached garage and off-road parking for two vehicles, along with gas central heating for year-round comfort. Ideally located close to local amenities and transport links, this home combines convenience with a tranquil setting, making it an excellent choice for a range of buyers.

Entrance Hall

Carpet floor, double glazed door to the side, radiator, access to lounge/diner, kitchen, shower room, and 2 bedrooms plus loft hatch and airing cupboard.

Lounge/Diner

11'1" x 32'4" (max) (3.38m x 9.87m (max))

Carpet floor, two radiators, opening through to rear lounge area, double glazed door to side, double glazed windows to rear and side,

Kitchen

9'1" x 8'7" (2.78m x 2.62m)

Vinyl floor, double glazed window to rear, laminate counter tops with under and over counter storage cupboards, space for oven with extractor fan above, washing machine and fridge freezer, radiator, sink and draining board, cupboard housing wall mounted gas boiler.

Bedroom 1

10'0" x 13'5" (3.06m x 4.09m)

Carpet floor, double glazed bay window to front, radiator.

Bedroom 2

9'2" x 10'3" (2.81m x 3.14m)

Carpet floor, double glazed window to front, radiator.





Bathroom

5'5" x 6'7" (1.66m x 2.03m)

Slate tiled floor, double glazed window to side, WC, basin, glass shower cubicle with wall mounted shower, heated towel rail.

Outside Front

Grass lawn, pathway to side door with access to rear garden. Single garage around the corner with external parking for 2 vehicles.

Outside Rear

Wrap around garden, concrete patio, access to garage, access gate to front, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band C

Services

Mains gas, water, electric, drainage

Tenure

Freehold

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 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, turn left into Whimbrel Drive.

What 3 Words

///mercy.should.hazel

Ref

G18512/05/26



Floor Plan



Viewing

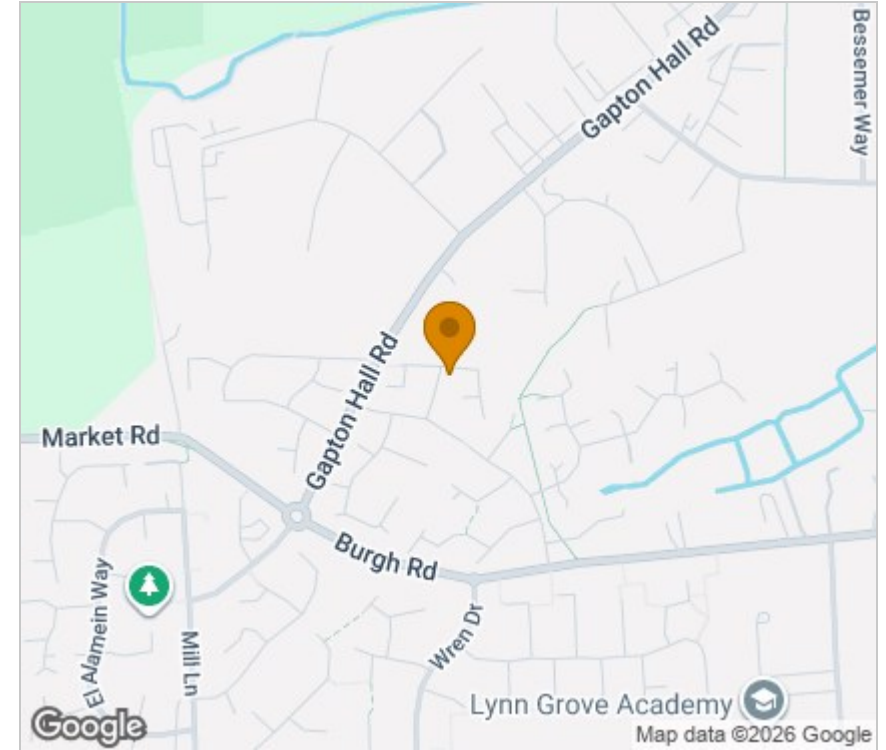
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

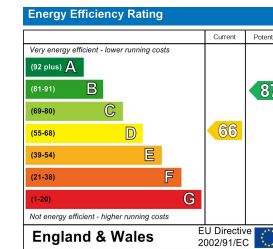
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA