

Aldreds
Estate Agents



36 Whimbrel Drive

Bradwell, Great Yarmouth, NR31 9UN

Guide Price £190,000 - £200,000



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**** GUIDE PRICE £190,000 - £200,000**** This modern end terrace house is offered for sale with no onward chain and is pleasantly situated in a cul-de-sac with a west/south-west facing rear garden which is larger than average and overlooks open green space to the front. The property benefits from gas central heating, UPVC double glazed windows and doors and has an allocated parking space.

Entrance Hall

UPVC entrance door with double glazed panel. Tiled floor. Radiator. Staircase to first floor landing.

Lounge

17'0" x 8'11" plus 4'6" x 3'3" (5.18m x 2.72m plus 1.37m x 0.99m)

Engineered oak wood flooring. Two Radiators. Built-in under stairs storage cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Kitchen/Diner

12'2" x 9'11" (3.71m x 3.02m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine and a further utility space for refrigerator. Tiled floor. Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to the rear garden.

First Floor

Landing

Coved and textured ceiling. UPVC double glazed window to side aspect.

Bedroom 1

10'5" x 8'11" plus 4'7" x 3'3" (3.18m x 2.72m plus 1.40m x 0.99m)

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 2

12'2" x 8'11" max (3.71m x 2.72m max)

Radiator. Cable television point. Built-in cupboard with a wall mounted gas fired combination boiler. Coved and textured ceiling with loft access hatch. UPVC double glazed window to rear aspect.





Bathroom

7'3" x 5'6" (2.21m x 1.68m)

Panelled bath with tiled surround and a mixer shower above with shower attachment and a rainfall fitting above. Wash basin with cupboard below. WC with concealed cistern. Radiator. Shaver point. Coving.

Outside

The front garden has been brick weaved for low maintenance. A gate to the side of the property leads to the side garden which is laid to lawn with established shrubs and a large timber and felt roof garden shed. The rear garden is west/south-west facing and laid to lawn with established shrubs. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

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 and continue into High Road. At the traffic lights turn left into Beccles Road and at the roundabout take the third exit into Burgh Road. Continue into Bradwell, over the mini roundabout and at the next roundabout turn right into Gapton Hall Road. Take the first right turn right into Shearwater Drive and then first left into Whimbrel Drive. Follow the road round to the right and then right again where the property will be found at the end in the right hand corner.

what3words

///camp.shampoo.purse

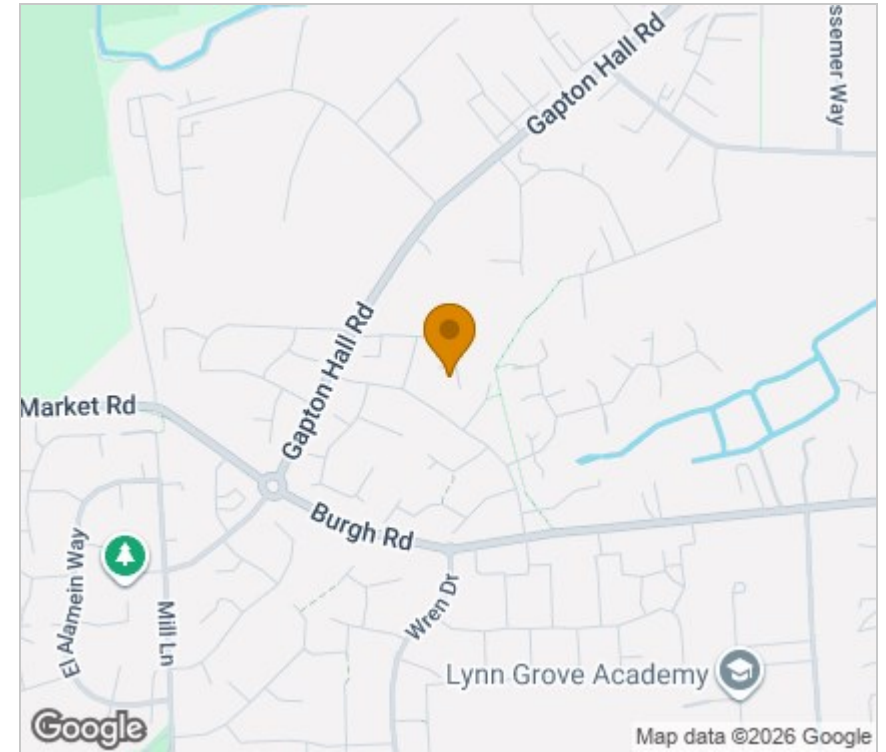
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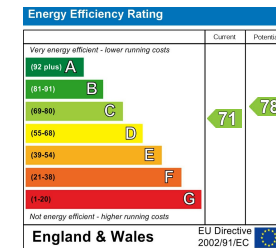
Floor Plan



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.

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