

**Aldreds**  
Estate Agents



43 Kings Drive, Bradwell, NR31 8TF

£279,000





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# 43 Kings Drive

Bradwell, NR31 8TF

- Semi-Detached House
- Ground Floor Cloakroom
- Long Driveway & Detached Garage
- Kitchen/Diner
- Gas Central Heating
- 3 Bedrooms
- Larger than average Rear Garden
- Lounge
- Shower Room
- UPVC Double Glazed Windows

Aldreds are delighted to offer this spacious modern 3 bedroom semi-detached house with bespoke window shutters, a larger than average rear garden, long driveway and detached garage.



## Entrance Hall

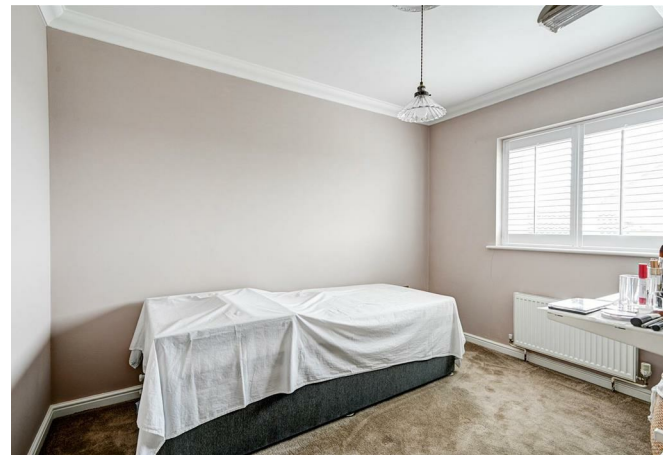
Composite entrance door with two double glazed panels. Radiator. Electronic thermostat control for heating. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coving. Inset ceiling spotlights. UPVC double glazed window to side.

## Cloakroom 6'8" x 3'8" (2.03m x 1.12m)

White WC and wash basin with cupboard below. Tiled splashback. Chrome towel radiator. Coving. UPVC double glazed window to front. The photo of the cloakroom on this listing has been edited to hide two small areas which have been prepped for redecoration.

## Lounge 14'0" x 11'3" (10'2" to bookcase front) (4.27m x 3.43m (3.12m to bookcase front))

Radiator. Television point. Fitted bookshelves. Coving. Inset ceiling spotlights. UPVC double glazed window to front aspect.





### Kitchen/Diner 18'6" x 9'6" (5.64m x 2.90m)

Worktops with matching upstands and cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Tall unit with cupboards above and below a built-in fan assisted double oven and grill. Four ring halogen hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Matching cupboard concealing a wall mounted gas fired combination boiler. Radiator. Coving. Inset ceiling spotlights. Composite door with double glazed panels to the driveway. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to a paved patio and the rear garden.

### First Floor

#### Landing

Double power point. Electronic thermostat control for heating. Built-in linen cupboard with slatted shelves. Coving. Loft access hatch. UPVC double glazed window to side.

#### Bedroom 1 13'0" x 11'5" (3.96m x 3.48m)

Radiator. Coving. UPVC double glazed window to front aspect.



### Bedroom 2 10'7" x 8'4" plus door recess (3.23m x 2.54m plus door recess)

Radiator. Coving. UPVC double glazed window to rear aspect.

### Bedroom 3 9'9" x 6'6" (2.97m x 1.98m)

Radiator. Coving. UPVC double glazed window to rear aspect.

### Shower Room 6'8" x 5'9" (2.03m x 1.75m)

Large walk-in tiled shower with mixer tap and shower attachment and a waterfall fitting above. Wash basin with mixer tap and cupboard below. Tiled splashback. WC with concealed cistern. Chrome towel radiator. Extractor. Coving. Inset ceiling spotlights. UPVC double glazed window to front.

### Outside

A long driveway leads to a detached single garage with up-and-over door, light and power, overhead storage space, door to the rear garden. The rear garden is enclosed by fencing and laid to lawn with paved patio areas to the immediate rear of the property and the rear of the garage.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.



### Council Tax

Great Yarmouth Borough Council - Band

### 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

Heading south on Gorleston High Street turn right at the traffic lights onto Church Lane Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. Continue through the traffic lights, remaining on Beccles Road (A143). Continue past Burnet Road on the left and take the next turning on the left onto Kings Drive. Follow Kings Drive and take the first turning on the left. The property will be found on the left hand side.

### what3words

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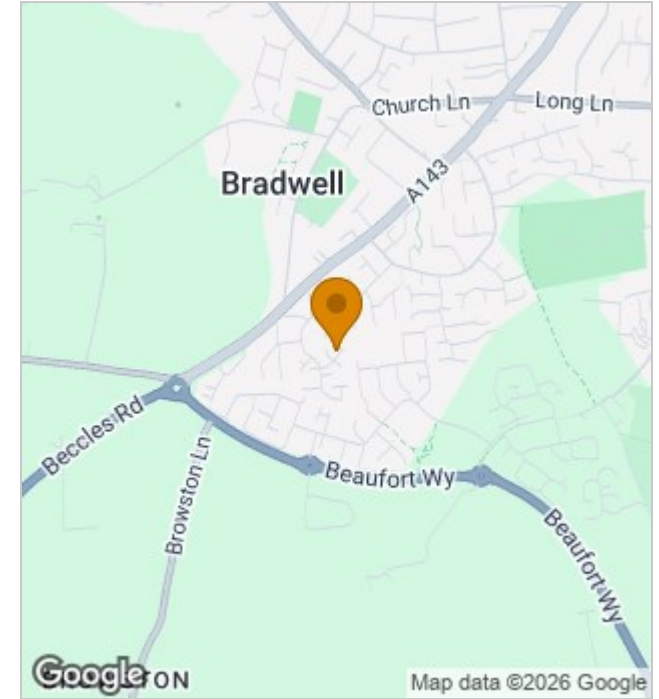
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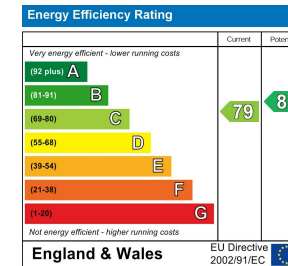
## Floor Plans



## 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.

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