

52 Mill Lane, Bradwell, NR31 8HH

£265,000

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- Detached Bungalow
- Large Rear Garden
- Lounge
- Shower Room
- Driveway & Garage
- 3 Bedrooms
- Potential to Extend (subject to planning)
- Kitchen & Conservatory
- Gas Central Heating & Double Glazed Windows
- No Onward Chain

This detached bungalow is offered for sale with no onward chain and stands on a large plot with potential to extend (subject to planning). The property offers accommodation including lounge, kitchen, conservatory, 3 bedrooms, shower room and benefits from gas central heating and double glazed windows. There is a detached single garage and a generous rear garden.





Entrance Hall 17'6" x 4'5" (5.33m x 1.35m)

Panelled timber entrance door with glazed panels. Radiator. Telephone point. Electronic thermostat control for heating. Built-in cloaks/storage cupboard with cupboard above. Coved and textured ceiling with loft access hatch.

Lounge 16'8" x 10'4" + 5'6" x 1'6" (5.08m x 3.15m + 1.68m x 0.46m)

Radiator. Coal effect living flame gas fire. Television point. Coved and textured ceiling. Timber double glazed windows front and side aspects.



Kitchen 11'6" x 8'2" (3.51m x 2.49m)

Worktops with cupboards and drawers below and an inset one and a half bowl single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards and tall unit with drawer below and cupboard above a built-in fan assisted oven and grill and a microwave oven. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Built-in shelved storage cupboard. Coved and textured ceiling. Single glazed window through to conservatory. Walk-in pantry/storage cupboard with a wall mounted gas fired combination boiler and a single glazed window through to conservatory.

Conservatory 14'3" x 6'9" (4.34m x 2.06m)

Quarry tile floor. Cold water tap. Timber double glazed windows to side and rear aspects. UPVC door with double glazed panel to the rear garden.

Bedroom 1 11'10" x 12'9" including wardrobes (3.61m x 3.89m including wardrobes)

Radiator. Two fitted double wardrobes and mirrored shelved storage cupboard. Coved and textured ceiling. Timber double glazed window to side aspect.







Bedroom 2 11'5" x 10'4" including wardrobes (3.48m x 3.15m including wardrobes)
Radiator. Fitted wardrobes. Timber double glazed window to front aspect.

Bedroom 3 10'11" x 8'4" (3.33m x 2.54m)
Radiator. Coved and textured ceiling. Timber double glazed window to side aspect.

Shower Room 6'10" x 5'5" (2.08m x 1.65m)
Fully tiled walls and a large shower cubicle with mixer shower. Fitted unit along one wall with storage cupboards, white wash basin and WC with concealed cistern. Tiled floor. Radiator. Extractor. Coved and textured ceiling within inset spotlights. UPVC double glazed window to side aspect.

Outside
The front garden is laid to lawn with established shrub borders. The driveway leads to the side of the property to a detached single garage with up-and-over door. Around half of the rear garden is laid to lawn with established shrubs with the remainder set out as a vegetable garden with a greenhouse and a timber built garden shed. To the immediate rear of the property is a large paved patio area.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

Council Tax
Great Yarmouth Borough Council - Band C

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 and at the traffic lights turn right into 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 and take the first turning on the right onto Bradwell Avenue. At the 'T' junction, turn right onto Mill Lane, where the property will be found on the right hand side before Busseys Loke.

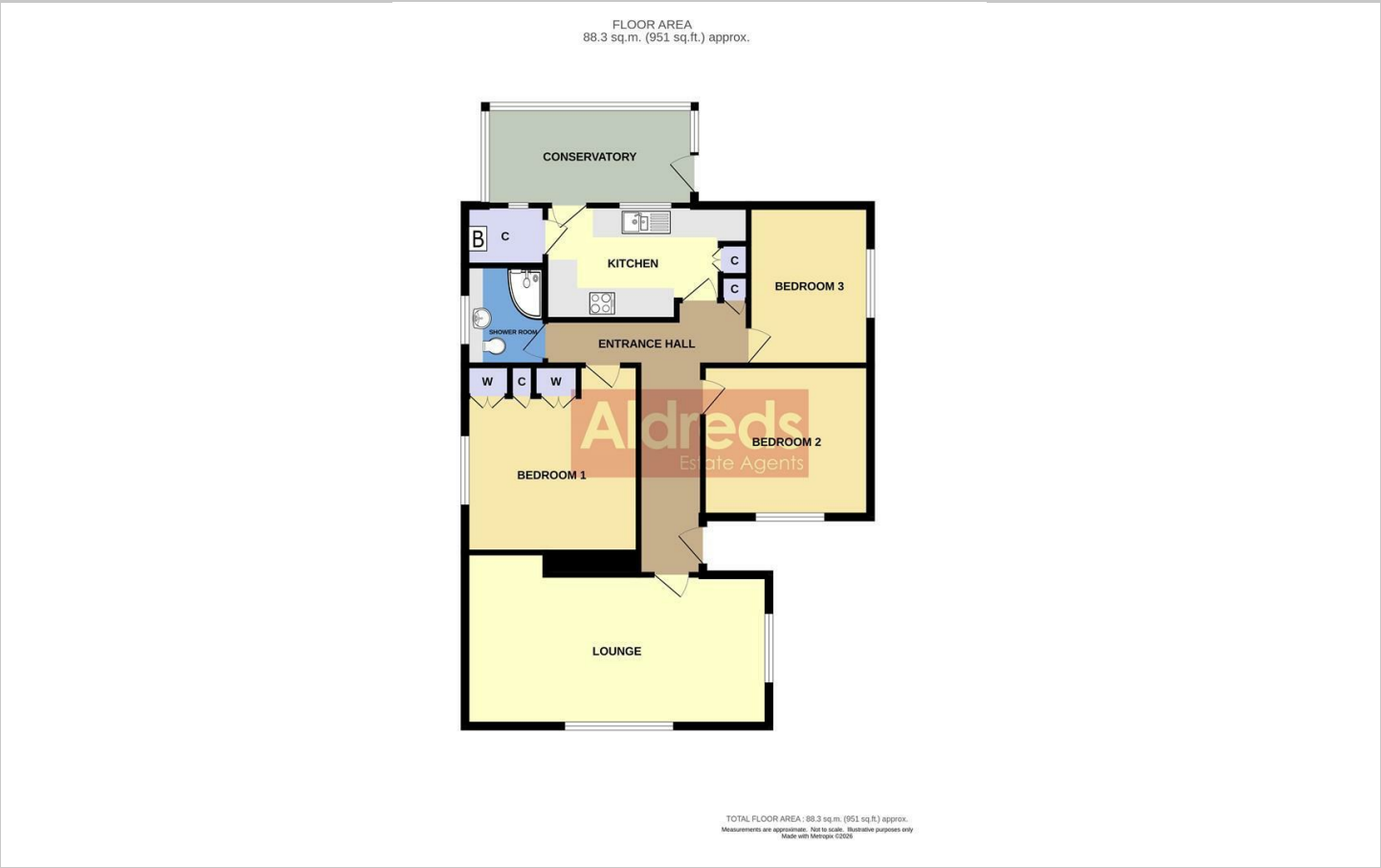
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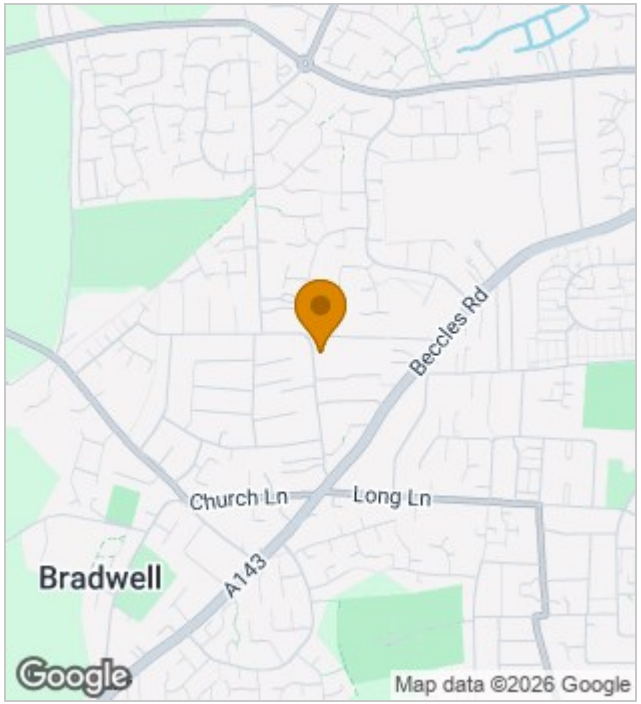




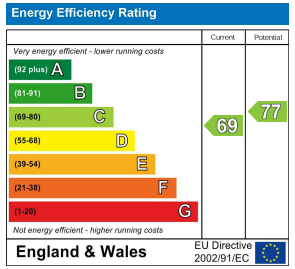
Floor Plans



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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