

Aldreds
Estate Agents



210 Beccles Road

Bradwell, Great Yarmouth, NR31 8QD

Offers Over £470,000



210 Beccles Road

Bradwell, Great Yarmouth, NR31

A unique opportunity to purchase a fantastic spacious property set out as a large two bedroom bungalow with attached but separate spacious two bedroom house/annexe. The property has been extended and renovated recently and an internal inspection is essential. The property would suit a family or an extended family who wanted to live together but in separate self contained areas. The bungalow has an entrance hall, cloakroom, lounge/diner/kitchen, master bedroom with ensuite & dressing room and bedroom 2 with ensuite. The house which could also be described as the annexe has an amazing large lounge/diner/kitchen, ground floor shower room with two bedrooms and a bathroom upstairs. The bungalow and house/annexe has separate gas central heating systems and are both double glazed. Externally there is a large driveway to front with electronic gate. Garage with power & light, Rear garden.

BUNGALOW

Entrance Hall

Built in wardrobe, entrance door, double glazed window to side aspect, radiator

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, heated towel rail

Lounge/Diner/Kitchen

26'2" max x 16'10"ax (8 max x 5.15max)

Two double glazed windows to front aspect, two radiators, gas hob, electric double oven, range of base units with worktops, wall of floor to ceiling units, inset ceiling lights, wine cooler, sink with drainer, integrated fridge, integrated freezer, integrated dishwasher, wall mounted gas boiler in storage cupboard

Inner Hallway

Master Bedroom

14'2" x 13'5" (4.34 x 4.1)

Bi Folding doors to garden, radiator

Dressing Room

12'1" x 8'3" (3.7 x 2.54)

Double glazed window to side aspect, radiator

Ensuite to Master Bedroom

8'2" max x 8'2" max (2.5 max x 2.5 max)

Flat floor shower, his & hers hand basin, low level WC, inset ceiling lights, opaque double glazed window to rear aspect, heated towel rail

Bedroom 2

12'3" x 9'8" (3.75 x 2.97)

Double glazed window to rear aspect, radiator, door to





Ensuite to Bedroom 2

8'8" x 6'5" (2.66 x 1.97)

Flat floor shower, hand basin, low level WC, heated towel rail

HOUSE/ANNEXE

Lounge/Diner/Kitchen

41'9" x 16'9" (12.73 x 5.13)

Bi Folding door to rear garden, double glazed window to side aspect, double glazed window to front aspect, stairs to landing, under stair cupboard, base & wall units with worktops, two electric ovens, gas hob, wall mounted gas boiler in storage cupboard, inset ceiling lights, integrated fridge, integrated freezer, integrated dishwasher

Shower Room

5'6" x 5'6" (1.7 x 1.7)

Flat floor shower, hand basin, low level WC, heated towel rail

Landing

Bedroom 1

17'2" x 11'4" (5.24 x 3.47)

Three Velux windows, double glazed window to rear aspect, radiator

Bedroom 2

17'2" x 11'4" (5.25 x 3.47)

Three Velux windows, double glazed window to front aspect, radiator

Bathroom

Bath, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail

Outside

To the front there is a large driveway with electric gates giving access to ample parking. Large garage (7.38m x 5m) with up & over door, power & light, plumbing for washing machine and a sink. To the rear there is a lawned garden with patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C for main bungalow. The Annexe is separately a Band C

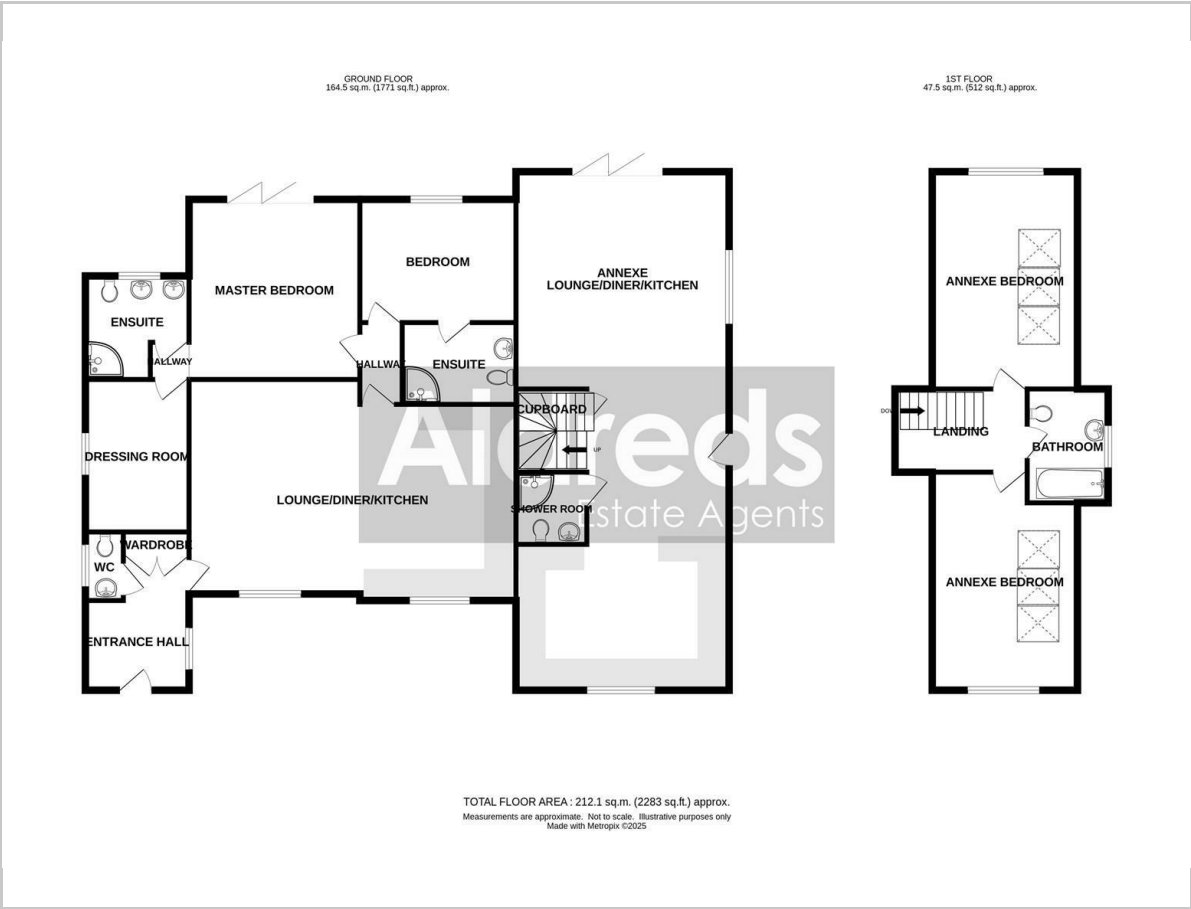
Location

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.

Ref G18333/07/25



Floor Plan



Viewing

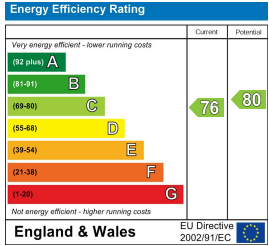
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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