

Aldreds
Estate Agents



71 Bellamy Drive, Bradwell, NR31 9GJ

£235,000





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, Bradwell, NR31 9GJ

- Semi-Detached House
- En-suite Shower Room
- Ground Floor Cloakroom
- Kitchen/Diner
- Driveway for 2 Vehicles
- 3 Bedrooms
- Bathroom
- Lounge
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden

Aldreds are proud to offer this beautifully presented semi-detached house which has 3 bedrooms, en-suite shower room, bathroom and a ground floor cloakroom, lounge and a kitchen diner with integrated appliances. The property benefits from gas central heating, UPVC double glazed windows and has an enclosed rear garden plus 2 parking spaces at the front. Viewing is highly recommended.



Entrance Hall

Composite entrance door with two double glazed panels and spy hole. Radiator. Electronic thermostat control for heating. Double power point. Stairs to first floor landing. Inset ceiling spotlights.

Cloakroom 5'7" max x 3'0" (1.70m max x 0.91m)

White WC and suspended corner hand wash basin with tiled splashback. Radiator. Inset ceiling spotlight. UPVC double glazed window to front.

Lounge 14'3" x 12'1" max, 7'10" min (4.34m x 3.68m max, 2.39m min)

Radiator. Built-in under stairs storage cupboard. Inset ceiling spotlights. UPVC double glazed window to front aspect.





Kitchen/Diner 15'4" x 8'10" (4.67m x 2.69m)

Quartz worktops with cupboards and drawers below and a stainless steel one and a half bowl sink with mixer tap. Matching quartz up stands and tiled splashbacks. Matching wall cupboards. Built-in fan assisted double oven and grill. Four ring induction hob with a stainless steel extractor above. Integrated fridge and freezer. Integrated washing machine and dishwasher. Cupboard concealing a wall mounted gas fired combination boiler. Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to a paved patio and the rear garden.

First Floor

Landing

Built-in storage cupboard. Inset ceiling spotlights. Loft access hatch.

Bedroom 1 9'6" x 12'1" max, 9'9" min (2.90m x 3.68m max, 2.97m min)

Radiator. Built-in over stairs wardrobe/storage cupboard. Inset ceiling spotlights. UPVC double glazed window to front aspect.



En-suite Shower Room 6'2" max x 5'4" (1.88m max x 1.63m)

Tiled shower cubicle and a mixer shower with attachment and waterfall fitting above. White pedestal wash basin with mixer tap. WC. Part tiled walls. Shaver point. Chrome towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to front.

Bedroom 2 9'1" x 7'6" (2.77m x 2.29m)

Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Bedroom 3 7'6" x 5'11" (2.29m x 1.80m)

Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Bathroom 6'0" x 5'11" (1.83m x 1.80m)

White suite comprising panelled bath with tiled surround. Pedestal wash basin. WC. Part tiled walls. Chrome towel radiator. Shaver point. Extractor. Inset ceiling spotlights. UPVC double glazed window to side.

Outside

A brick weave driveway provides side-by-side off road parking for 2 vehicles. A brick weave pathway beside the driveway leads to a gate to the rear garden which is enclosed by fencing and laid to lawn with a wide paved patio to the immediate rear of the property. There is space to the side of the house for a garden shed. Outside cold water tap and external electric plug socket to the rear of the property.



Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band

Agent's Notes:

The tree beyond the rear fence is included within the curtilage of this property and the tree is subject to a Tree Preservation Order (TPO).

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.

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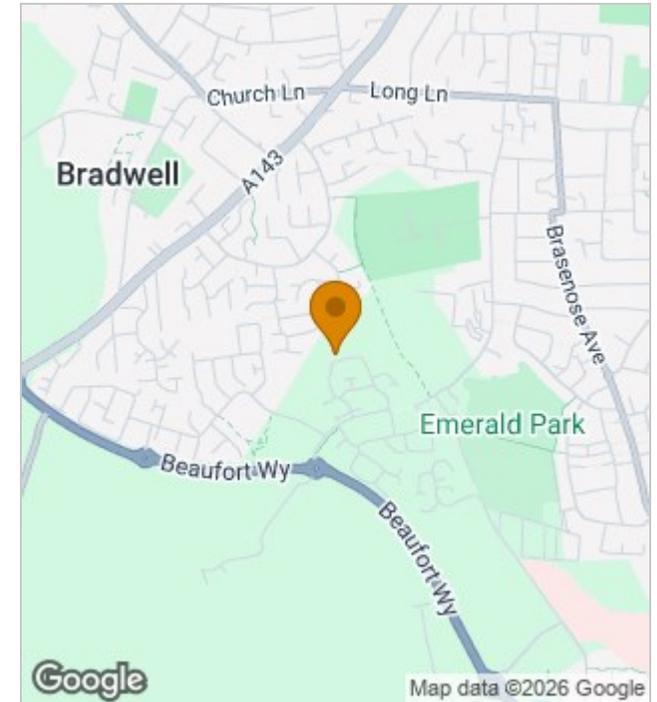
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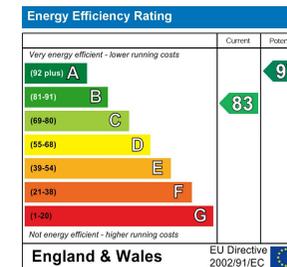
Floor Plans



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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