

Aldreds
Estate Agents

15 Pinecot Avenue, Bradwell NR31 8QB

Guide Price £225,000

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15 Pinecot Avenue

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- Extended Semi-Detached Bungalow
- Spacious Lounge/Diner
- Bathroom
- Wider Than Average Plot
- Large Workshop
- 2 Bedrooms
- Kitchen/Breakfast Room
- Gas Central Heating & UPVC Double Glazed Windows & Doors
- Potential to Extend (Subject to Planning)
- Low Maintenance Gardens



This extended semi-detached bungalow is offered for sale with no onward chain and is situated in a cul-de-sac with a wider than average plot with potential to extend (subject to planning). The property offers well presented accommodation including hall, spacious lounge/diner, kitchen/breakfast room, 2 double bedrooms and a bathroom. In addition, the bungalow benefits from gas central heating and UPVC double glazed windows. Enclosed side and rear gardens and a large detached workshop.





Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Thermostat control for heating. Built-in cloaks/storage cupboard. Loft access hatch with loft ladder. Coved and textured ceiling.

Lounge/Diner 15'10" x 11'11" + 9'10" x 4'7" (4.83m x 3.63m + 3.00m x 1.40m)

Radiator. Gas fire. Telephone point. Coved and textured ceiling. UPVC double glazed windows to front and side aspects.

Kitchen 11'11" x 8'10" (3.63m x 2.69m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Matching wall cupboards with concealed lighting below. Built-in fan-assisted oven and grill. Four ring gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Built-in wine rack. Built-in cupboard with a wall mounted gas fired combination boiler. Integrated refrigerator. Smooth plaster ceiling. Coving. Opening through to breakfast room.



Breakfast Room 8'8" x 8'7" (2.64m x 2.62m)

Radiator. Telephone point. Inset ceiling spotlights. Skylight window. UPVC double glazed sliding patio door to a paved patio and the rear garden.

Bedroom 1 12'4" x 10'11" inc wardrobes (3.76m x 3.33m inc wardrobes)

Radiator. Fitted wardrobes and shelved storage cupboard with matching overhead cupboards and bedside units. Matching vanity desk with cupboards and drawers below. Television point. Coved and textured ceiling. UPVC double glazed window to rear aspect.

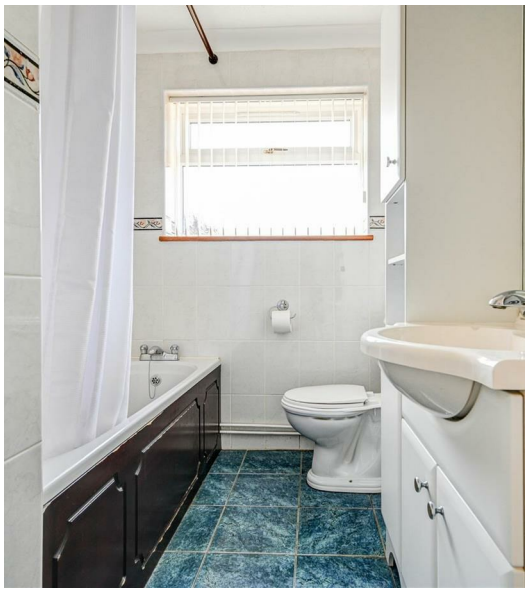
Bedroom 2 9'11" x 8'10" (3.02m x 2.69m)

Radiator. Telephone point. Coved and textured ceiling. UPVC double glazed window to side.

Bathroom 8'10" max x 5'11" (2.69m max x 1.80m)

Fully tiled walls and a white suite comprising a panelled bath with an electric shower unit above. WC. Wash basin with cupboard below and tall storage cupboards. Fitted mirror. Downlighter spotlights. Tiled floor. Radiator. Coved and textured ceiling. UPVC double glazed window side.







Outside

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

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
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), passing Sun Lane on the right and take the next turning on the right into Pinecot Avenue where the property will be found on the right hand side.

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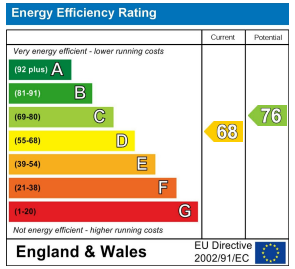
Floor Plans



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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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