

Aldreds
Estate Agents



1 Lark Way, Bradwell, NR31 8SB

£280,000





£280,000

1 Lark Way

Bradwell, NR31 8SB

- Extended Detached Bungalow
- No Onward Chain
- Kitchen/Breakfast Room
- Gas Central Heating
- Driveway & Garage
- 2/3 Bedrooms
- Lounge/Diner
- Bathroom
- UPVC Double Glazed Windows & Doors
- South Facing Rear Garden

This extended detached bungalow is offered for sale with no onward chain. The spacious extension provides either an extra bedroom or another reception room, in addition to a long lounge/diner, kitchen/breakfast room, 2 bedrooms (both with large built-in wardrobes) and a bathroom. The property benefits from gas central heating, UPVC double glazed windows and doors, a south facing rear garden, garage and long driveway.



Entrance Hall

UPVC entrance door with two double glazed panels. Radiator. Built-in storage cupboard. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Coved and textured ceiling. Loft access hatch.

Lounge/Diner 21'6" x 11'0" (6.55m x 3.35m)

Two radiators. Television television and telephone points. Coved and textured ceiling. UPVC double glazed window windows to front and side aspects.





Kitchen/Breakfast Room 14'2" x 10'8" (4.32m x 3.25m)

Worktops with cupboards and drawers below. Stainless steel single drainer one and a half bowl sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Tiled floor. Radiator. Wall mounted gas fired boiler. Coved and textured ceiling. UPVC double glazed windows to side and rear aspects. UPVC door with double glazed panel to side.

Sitting Room/Bedroom 3 15'2" x 12'6" (4.62m x 3.81m)

Two radiators. Television point. Coved and textured ceiling. UPVC double glazed window to side aspect. UPVC double glazed doors leading out to a paved patio and the rear garden.

Bedroom 1 10'9" x 8'11" (3.28m x 2.72m)

Radiator. Built-in wardrobes along one wall with three floor-to-ceiling sliding mirrored doors. Coved and textured ceiling. UPVC double glazed window to front aspect.



Bedroom 2 9'5" x 8'9" plus door recess (2.87m x 2.67m plus door recess)
Radiator. Large built-in wardrobe with two floor-to-ceiling sliding mirrored doors. Coved and textured ceiling. UPVC double glazed window to side aspect.

Bathroom 6'3" x 6'2" (1.91m x 1.88m)
Panelled bath with tile surround. Pedestal wash basin with tiled splashback. WC. Radiator. Coved and textured ceiling. UPVC double glazed window to side.

Outside

The front garden is laid to lawn with established flower and shrub beds. A brick weave driveway widens to the front of the property and leads through double wrought iron gates to a detached single garage 5.49m x 2.59m (18'0" x 8'6") with up-and-over door, light and power. A gate between the property and the garage leads to the rear garden which is enclosed, south facing with a paved patio to the immediate rear of the property and steps between raised flower beds up to the lawn. Timber and felt roof garden shed. Greenhouse.

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 north along the High Street which continues into High Road. At the traffic lights turn left onto Beccles Road and at the roundabout take the third exit into Burgh Road, continuing to Bradwell. At the mini-roundabout turn left onto Wren Drive. Follow the road, passing Redwing Drive and Whinchat Way on the right and take the next right hand turn into Lark Way, where the property will be found on the left hand side.

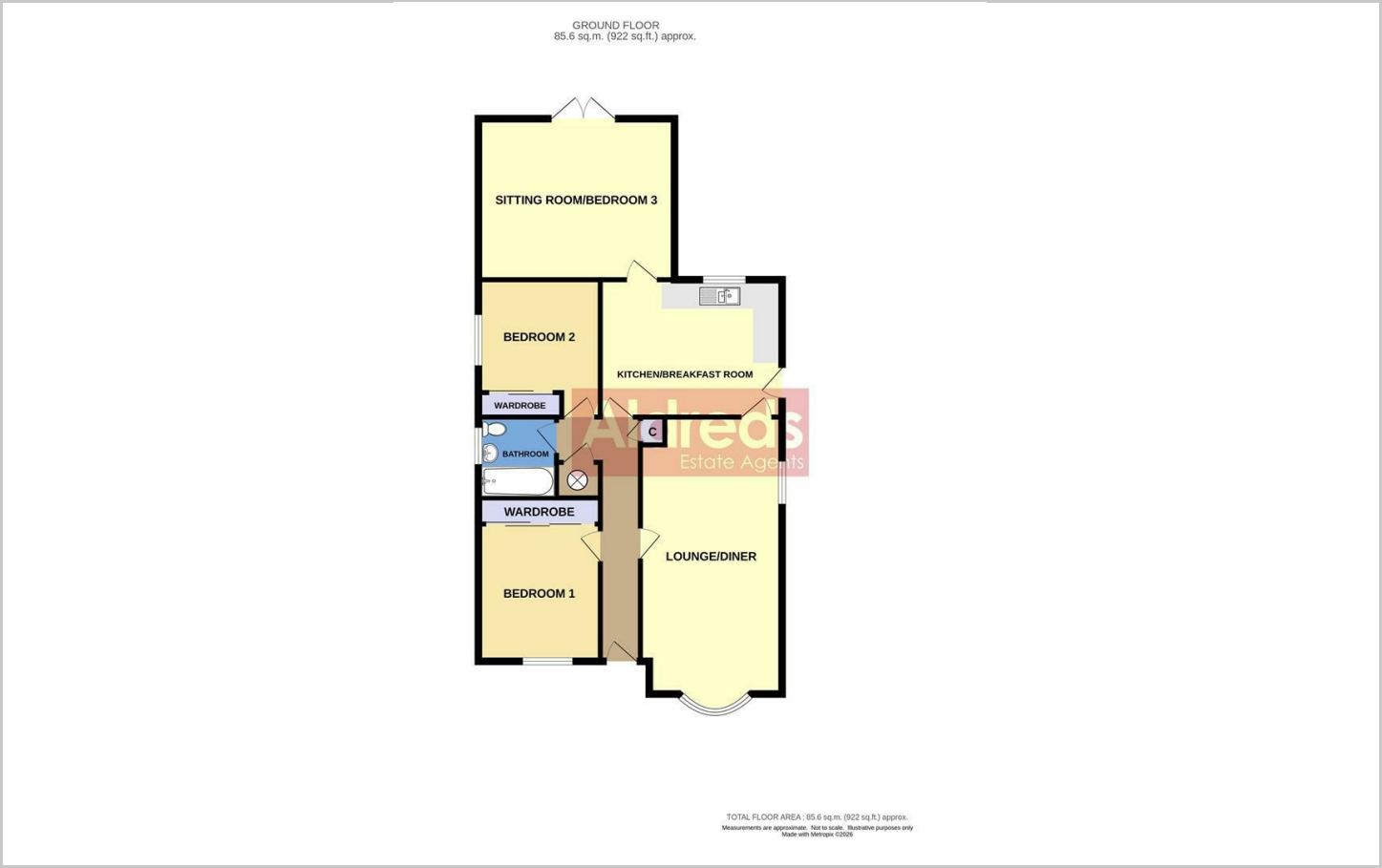
what3words

///landlords.bongo.oval

Ref: G18516/05/26



Floor Plans

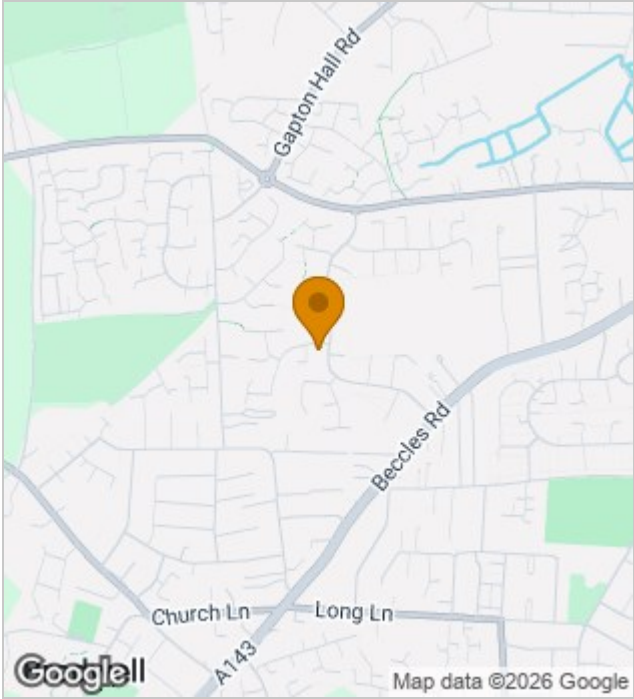


Viewing

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.

Location Map



Energy Performance Graph

