

**Aldreds**  
Estate Agents



Berriedale Jews Lane

, Bradwell, NR31 8PU

Offers In Excess Of £250,000



## Berriedale Jews Lane

, Bradwell, NR31 8PU

This well-presented two bedroom detached bungalow is ideally positioned in a quiet cul-de-sac location, offering comfortable single-level living with excellent convenience. The property benefits from two spacious double bedrooms, gas central heating and double glazing throughout, creating a warm and energy-efficient home.

Externally, the home features a private driveway and garage, along with an attractive south and west facing L-shaped garden, perfect for enjoying afternoon and evening sun. The property is also well located for nearby transport links and local amenities.

### Entrance Hall/Utility

Concrete floor, double glazed door to side, double glazed window to front, storage cupboards underneath a laminate countertop, opening through to kitchen.

### Kitchen

11'1" x 9'10" (3.38m x 3.02m)

Concrete floor, double glazed window to side, radiator, laminate countertops with under and over counter storage cupboards, space for free standing fridge, washing machine, oven and grill, microwave. Sink and draining board, door leading to inner hallway.

### Inner Hallway

Wood effect floor, access to lounge/diner, 2 bedrooms, shower room and kitchen, loft hatch, radiator, door with side access to rear garden.

### Lounge/Diner

21'3" x 11'1" (6.48m x 3.38m)

Double glazed windows to front and side, two radiators, wood effect flooring.

### Bedroom 1

10'9" x 10'11" (3.28m x 3.35m)

Double glazed window to side, radiator, wood effect flooring.

### Bedroom 2

9'10" x 9'10" (3.02m x 3.02m)

Wood effect flooring, radiator, double glazed French doors to rear garden.





### Shower Room

WC, basin, shower cubicle with wall mounted shower, double glazed window to side, radiator.

### Outside Front

Grass lawn, concrete driveway leading to side door access and garage, combination of brick wall and timber fence boundaries with access gates to rear garden.

### Outside Rear

L shaped garden with grass lawn, concrete patio, timber picket fence sectioning part of the garden, access to garage via attached garden room.

### Council Tax

Great Yarmouth Borough Council - Band C

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### 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, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the traffic lights past Primrose Way, turn left into Jews Lane where the property can be found on the right hand side.

### What 3 Words

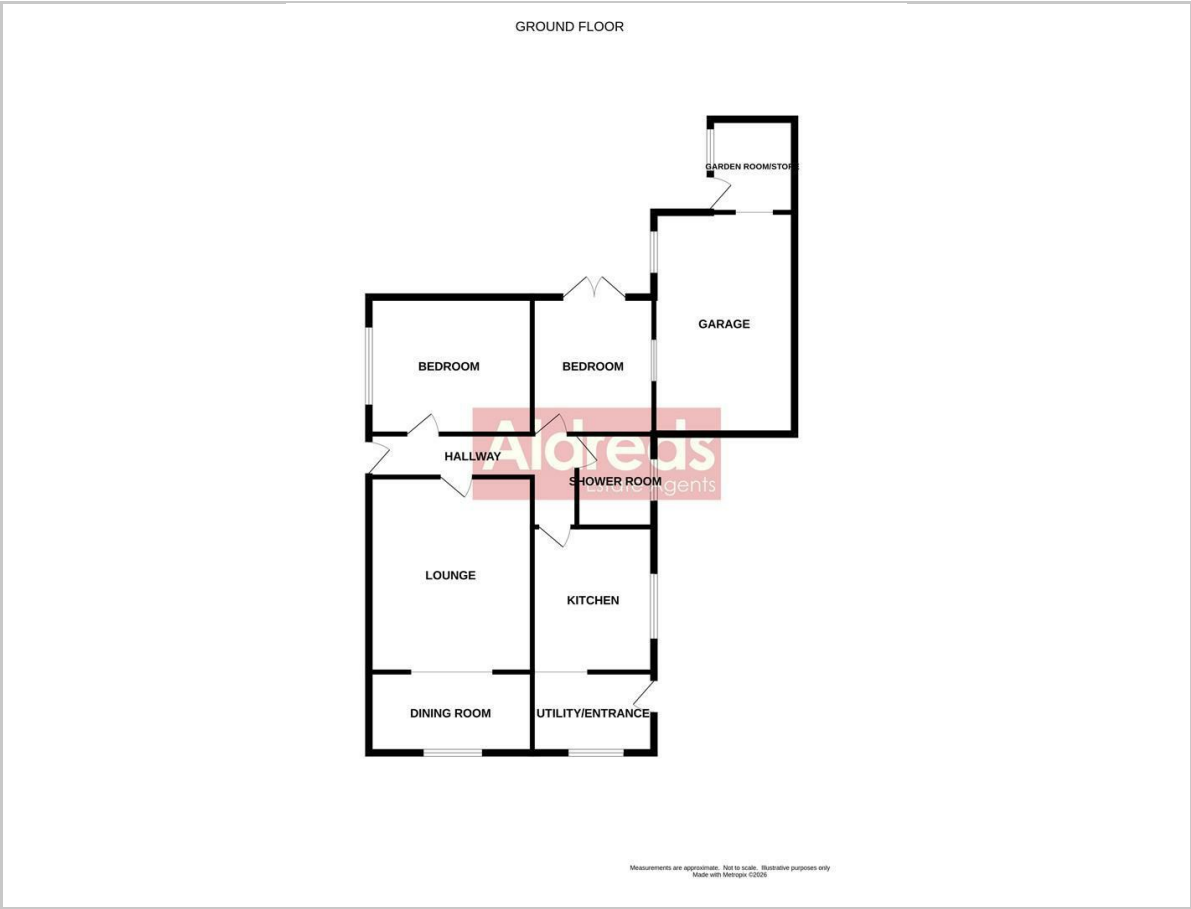
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### Ref

G18474/03/26



Floor Plan

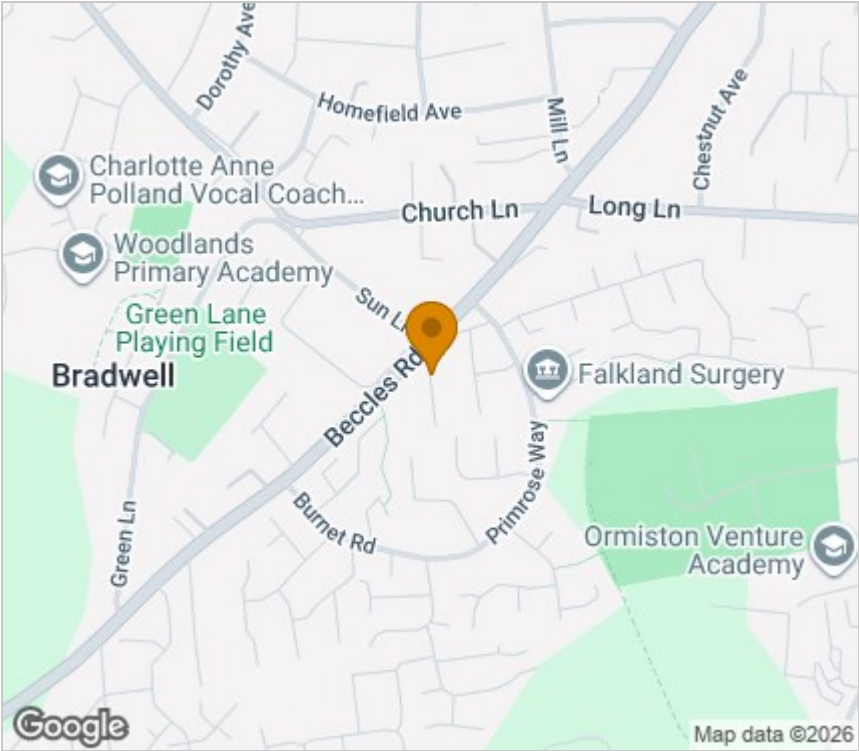


Viewing

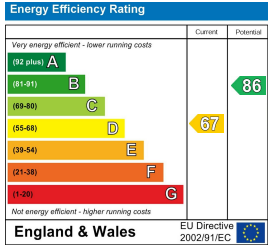
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Area Map



Energy Efficiency Graph



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