

Aldreds
Estate Agents

75 Laurel Drive, Bradwell, NR31 8PH

£250,000

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, Bradwell, NR31 8PH

- Extended to the rear
- Garage on bloc with parking space to the rear of the property
- Downstairs WC
- Built in cupboards/wardrobes in all bedrooms
- Private and enclosed rear garden
- Double doors creating a lounge/diner
- 3 bedrooms off landing
- Wood burner in the lounge
- Desirable, tucked away location
- Transport links and amenities nearby



This desirable home offers spacious and versatile accommodation, having been extended to the rear to create an inviting lounge/diner with separating double doors, complemented by a wood burner in the lounge. There are three well-proportioned bedrooms, each benefiting from built-in wardrobes/cupboards, along with a convenient downstairs WC.

Tucked away in a sought-after location, the property further benefits from a private, enclosed rear garden and a garage in a block with additional parking to the rear. Ideally positioned for nearby amenities and transport links, this appealing home is well worth viewing.





Porch

Tile floor, double glazed front door and window, access to entrance hall.

Entrance Hall

Carpet floor, double glazed front door, radiator, stairs to first floor, cupboard under stairs, radiator, access to cloakroom, lounge, kitchen.

Lounge 11'2" x 14'0" (3.41m x 4.27m)

Continuation of LVT floor, double glazed window to front, radiator, inset wood burner.

Dining Room 9'10" (max) x 17'9" (3.00m (max) x 5.43m)

LVT floor, double glazed sliding door to the rear, radiator, double doors into lounge.



Kitchen 12'5" (max) x 12'4" (3.80m (max) x 3.77m)

Tile floor, double glazed window and door to rear, laminate counter tops, integrated cooker with hob and extractor fan above, sink and draining board, washing machine, dishwasher, space for American style fridge freezer, access into to dining room.

Cloakroom

Tile floor, double glazed window to front, WC, basin.

First Floor Landing

Carpet floor, loft hatch, access to 3 bedrooms and bathroom.

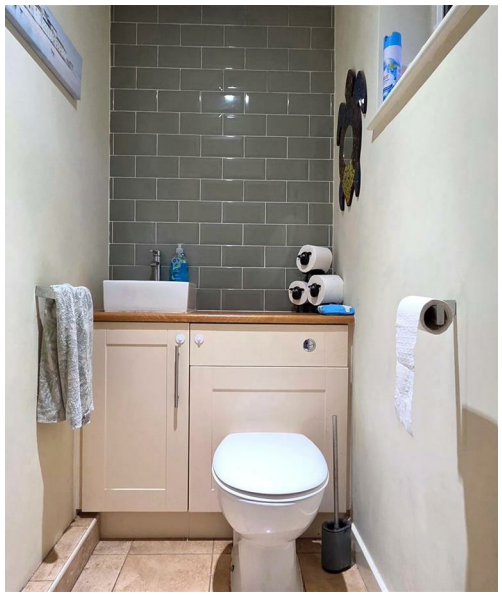
Bedroom 1 11'2" x 14'0" (3.41m x 4.27m)

Carpet floor, double glazed window to front, built in cupboard/wardrobe, radiator.

Bedroom 2 9'9" (12'1" into doorway recess) x 10'3" (2.98m (3.70m into doorway recess) x 3.14m)

Carpet floor, double glazed window to rear, 2 built in cupboards/wardrobes, radiator.







Bedroom 3 10'6" x 7'4" (3.22m x 2.24m)
Carpet floor, double glazed window to front, built in cupboard/wardrobe, radiator.

Bathroom 10'5" x 6'11" (3.19m x 2.11m)
Tiled floor, 2 double glazed windows to rear, WC, basin, bath tub with wall mounted shower, heated towel rail.

Outside Front
Grass lawn, concrete path to front door.

Outside Rear
Artificial lawn, timber fence boundaries with rear access gate leading to communal carpark with garage, concrete patio.

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage

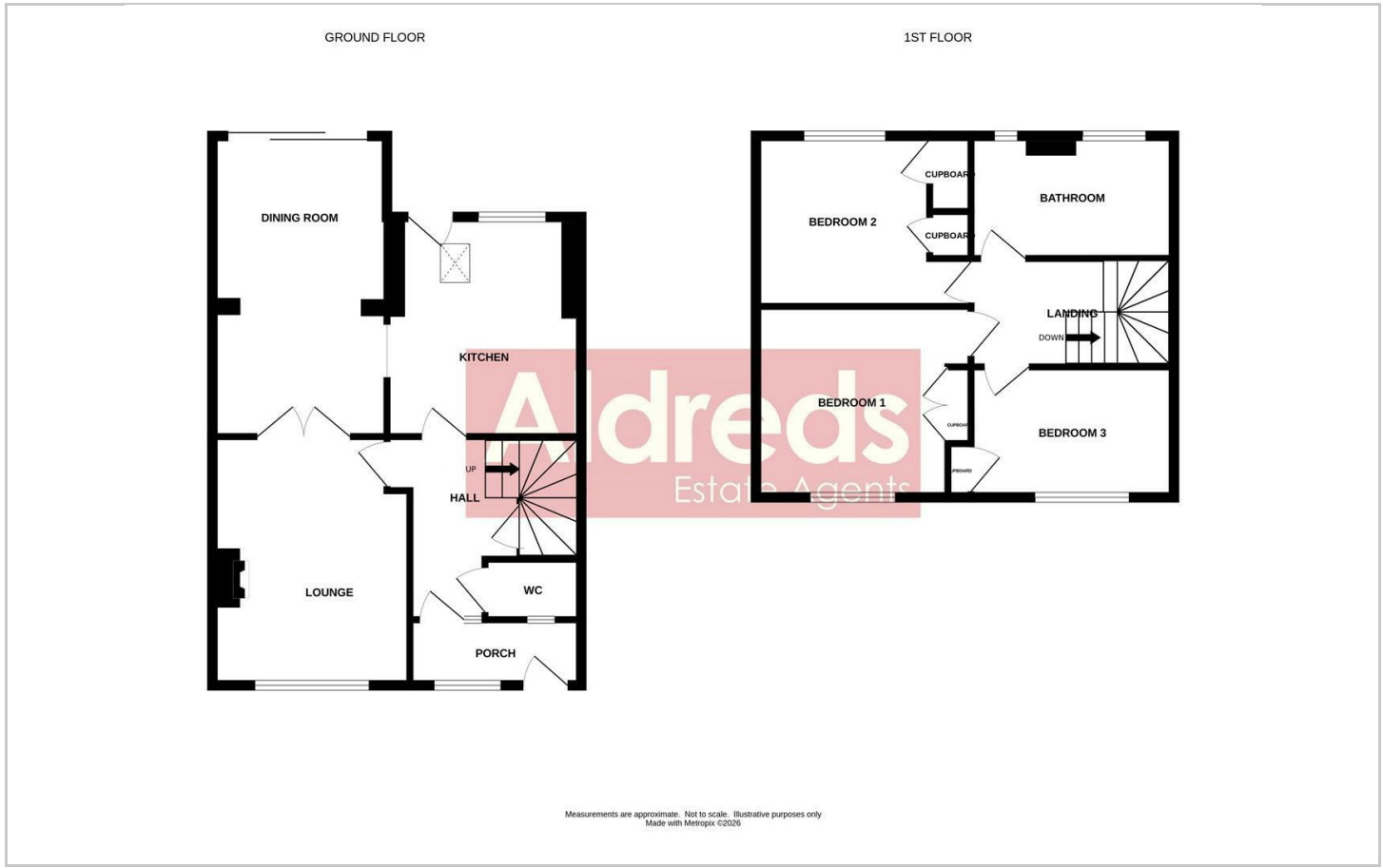
Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

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, at the traffic lights take the second turning right into Church Lane continue into Lords Lane, turn right into Laurel Drive where the property can be found as part of a row of houses on the left, directly opposite the turning with Willow Avenue.

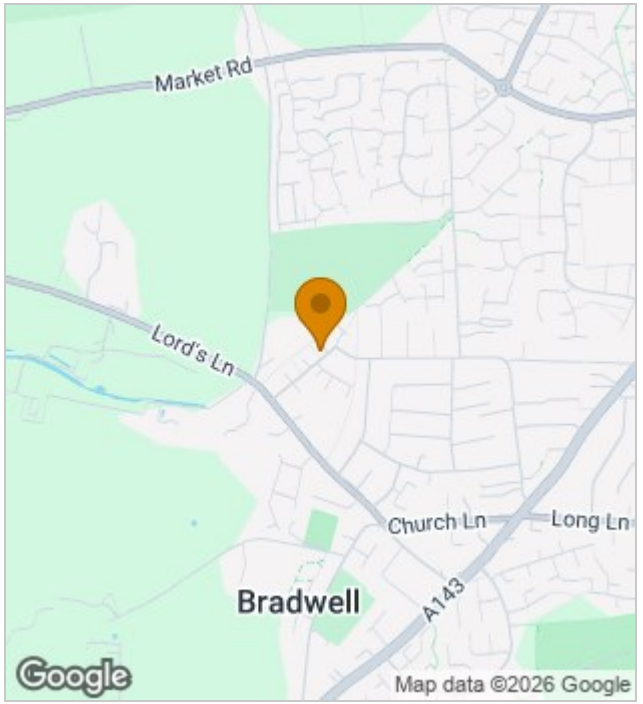
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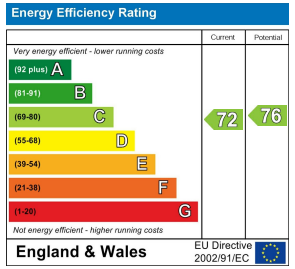
Floor Plans



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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