



10 Parkland Drive, Bradwell, Great Yarmouth, NR31 8DS

Guide Price £230,000





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- End Terraced House
- Lounge/Diner
- Garden Room
- UPVC Double Glazed Windows
- Off Road Parking
- 3 Bedrooms & Bathroom
- Kitchen
- Gas Central Heating
- Enclosed Rear Garden
- Cul-de-sac Location

This 3 bedroom end terraced house is pleasantly positioned in a cul-de-sac and offers beautifully presented accommodation. The property benefits from a garden room, off road parking, gas central heating and UPVC double glazed windows. Viewing is highly recommended.



Entrance Porch 6'1" x 2'3" (1.85m x 0.69m)

UPVC entrance door with double glazed panels. Mat floor. UPVC double glazed window to front.

Entrance Hall 14'7" x 5'9" (4.45m x 1.75m)

UPVC double glazed inner door with UPVC double glazed side panel. Wood effect flooring. Two built-in storage cupboards (one with a wall mounted gas fired combination boiler). Radiator. Under stairs recess. Staircase with turned wood balustrade to first floor landing. Smooth plaster ceiling. Coving.

Lounge/Diner 23'6" x 11'5" max, 8'10" min (7.16m x 3.48m max, 2.69m min)

Two radiators. Cable television point. Smooth plaster ceiling. Coving. UPVC double glazed bow window to front aspect. UPVC double glazed window through to the garden room.



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, turn left into Kings Road, at the crossroads turn right and continue into Selwyn Road, turn immediately right into Parkland Drive.

Kitchen 8'8" x 8'5" (2.64m x 2.57m)

Worktops with soft close cupboards and drawers below. Single drainer sink with mixer tap. Matching wall cupboards with soft close doors. Tall unit housing a built-in fan assisted double oven and grill with storage cupboards above below. Four ring gas hob with an extractor above. Integrated fridge and freezer. Integrated washing machine. Laminate floor. Designer radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to garden room.

Garden Room 10'10" x 9'6" (3.30m x 2.90m)

Tile effect laminate floor. Radiator. Inset ceiling spotlights. UPVC double glazed windows to side and rear aspects. UPVC double glazed doors to the rear garden.

First Floor

Landing

Built-in linen cupboard with slatted shelves and a further built-in storage cupboard. Radiator. Smooth plaster ceiling. Coving. Loft access hatch.



Bedroom 1 13'9" x 8'8" plus door recess (4.19m x 2.64m plus door recess)

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Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Bedroom 2 9'6" x 8'8" plus door recess (2.90m x 2.64m plus door recess)

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 3 8'7" x 6'8" plus overstairs recess (2.62m x 2.03m plus overstairs recess)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Bathroom 8'6" x 5'5" (2.59m x 1.65m)

White suite comprising panelled bath with a thermostatic mixer shower above, mixer tap and shower attachment and a waterfall fitting above. Wash basin with cupboards and drawers below. WC with concealed cistern. Designer radiator. Extractor. Smooth plaster ceiling with inset spotlights. UPVC double glazed window to rear.

Outside

A resin driveway to the front of the property provides parking space with shrub borders either side. The rear garden is enclosed with an artificial lawn, raised brick shrub bed and a paved patio area. Brick built storage shed. A gate to the rear boundary provides pedestrian access. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

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.

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Floor Plans



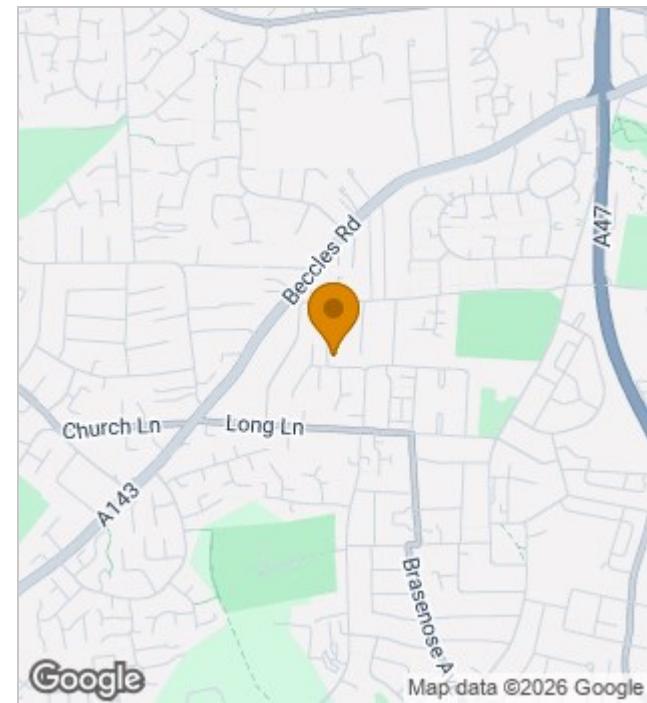
Viewing

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

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Location Map



Energy Performance Graph

