41 Chestnut Avenue, Bradwell, Great Yarmouth, NR31 8PL

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Bradwell, Great Yarmouth, NR31 8PL

- Extended Semi-Detached House
- 23'3" Lounge/Diner with Wood Burner
- Bathroom with Separate Shower Cubicle
- UPVC Double Glazed Windows
- Enclosed Rear Garden
- 2 Double Bedrooms
- Kitchen & Breakfast Room
- Gas Central Heating
- Brickweave Driveway
- Viewing Recommended

This extended semi-detached house offers very well presented accommodation including a 23'3" lounge/diner with a wood burner, breakfast room and kitchen, bathroom with a separate shower cubicle and 2 double bedrooms. The owner has carried out improvements such as the installation of a gas fired combination boiler, UPVC fascias and guttering, bathroom suite and a new driveway. The property also has UPVC double glazed windows.

Entrance Lobby

UPVC entrance door with double glazed panel. Laminate floor.

Breakfast Room 12'5" x 11'3" (3.78m x 3.43m)

including open tread staircase to first floor landing. Laminate floor. Radiator. Wall mounted gas fired combination boiler. Feature fire surround. Coved and textured ceiling. UPVC double glazed window to side aspect.

Kitchen 16'0" x 6'0" (4.88m x 1.83m)

Worktops with a range of cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards. Space for electric cooker. Tall cupboard for fridge and freezer. Utility space below worktop with plumbing for washing machine. Laminate floor. Radiator. Coved and textured ceiling. UPVC double glazed window and door to the rear garden.

Lounge/Diner 22'3" x 12'6" (6.78m x 3.81m)

Radiator. Wood burner. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect. Bay with UPVC double glazed windows to front aspect.

Bathroom 12'1" x 5'11" (3.68m x 1.80m)

Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment. Wash basin with cupboard below. WC. Tiled shower cubicle with a mixer shower, shower attachment and waterfall fitting above. Tiled floor. Radiator. Coved and textured ceiling with loft access hatch. UPVC double glazed window to rear.

First Floor

Landing

Bedroom 1 12'5" x 11'2" (3.78m x 3.40m)

Laminate flooring. Radiator. Two double wardrobes with overhead cupboards and a vanity desk with drawer and fitted mirror above. Door to remaining loft space. Coving. Smooth plaster ceiling. UPVC double glazed windows to front and side aspects.

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, continue into Bradwell, turn left into Chestnut Avenue where the property can be found on the left hand side.

Bedroom 2 12'5" x 8'8" (3.78m x 2.64m)
Laminate floor. Radiator. Built-in wardrobe. Coving. Smooth plaster ceiling. UPVC double glazed windows to side and rear aspects.

Outside
The front garden has been landscaped and there is a brick weave driveway which widens to the front of the property and leads down the side. The rear garden is enclosed by fencing and laid to lawn with a paved patio area and raised brick flower and shrub bed. 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 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.

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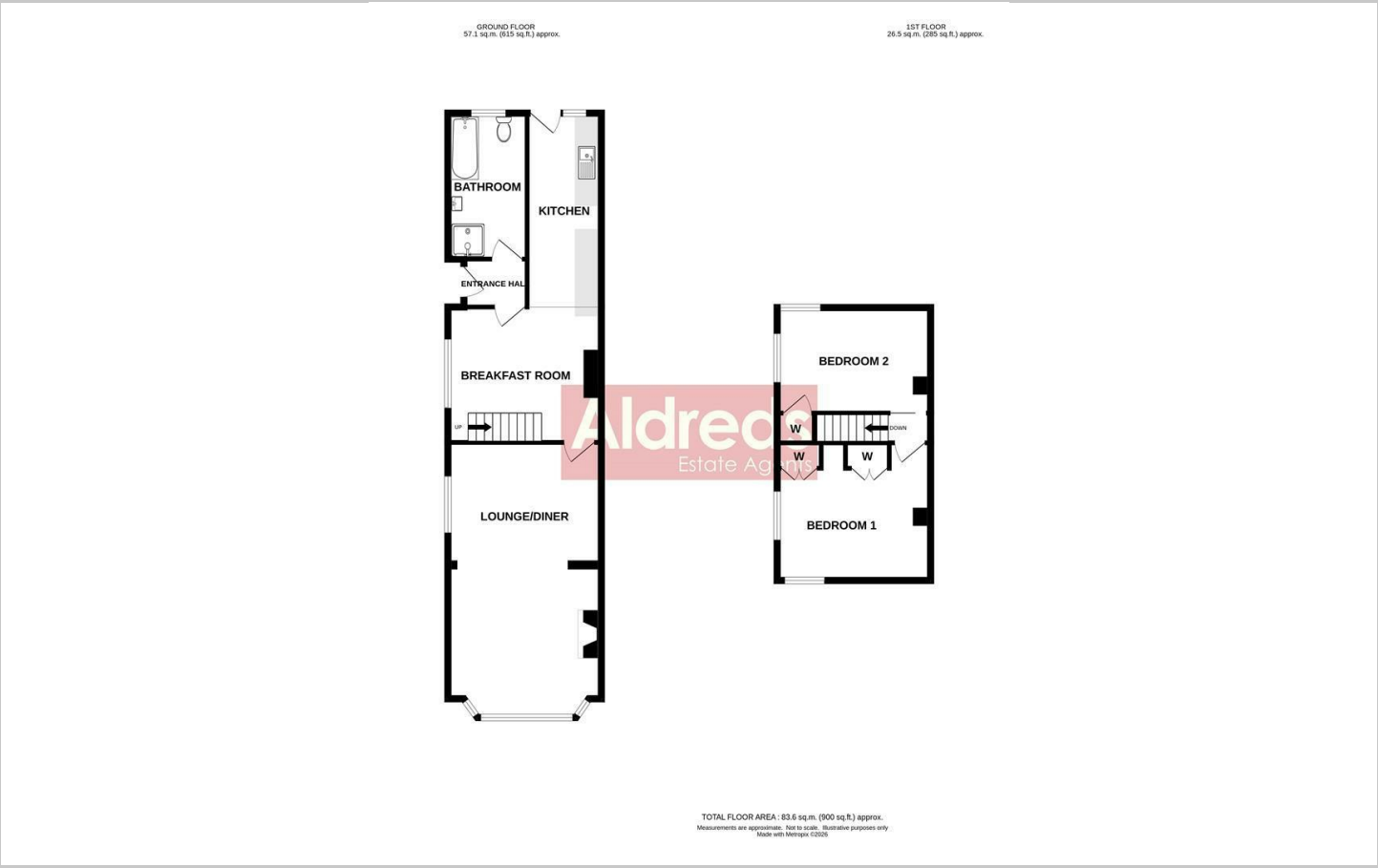
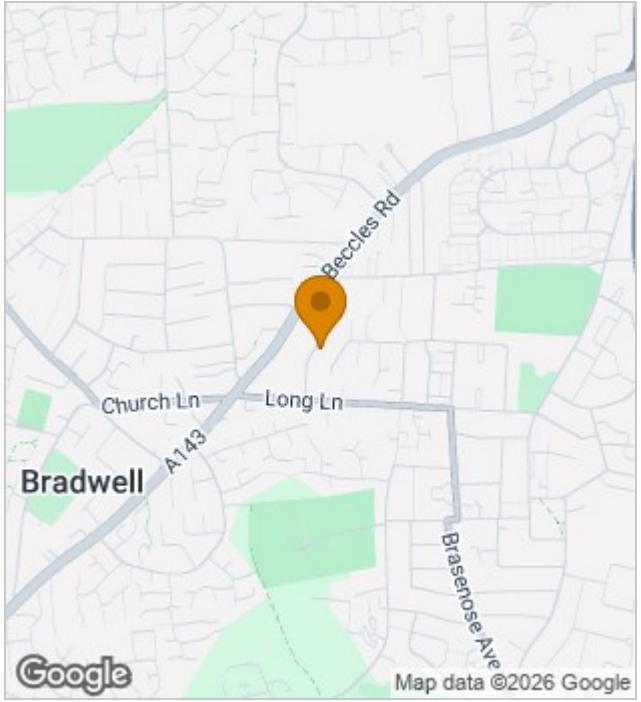
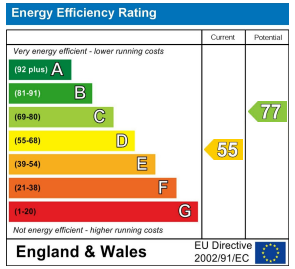
Floor Plans



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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