

**Aldreds**  
Estate Agents



18 Whimbrel Drive

Bradwell, NR31 9UN

Offers In Excess Of £260,000



## 18 Whimbrel Drive

Bradwell, NR31 9UN

An extended detached two-bedroom bungalow set on a generous plot, boasting a wrap-around rear garden and a peaceful cul-de-sac position in the highly desirable area of Bradwell. The property offers a spacious open plan lounge/diner, perfect for modern living, and is tastefully decorated throughout, creating a warm and inviting atmosphere ready to move straight into.

Further benefits include a detached garage and off-road parking for two vehicles, along with gas central heating for year-round comfort. Ideally located close to local amenities and transport links, this home combines convenience with a tranquil setting, making it an excellent choice for a range of buyers.

### Entrance Hall

Carpet floor, double glazed door to the side, radiator, access to lounge/diner, kitchen, shower room, and 2 bedrooms plus loft hatch and airing cupboard.

### Lounge/Diner

11'1" x 32'4" (max) (3.38m x 9.87m (max))

Carpet floor, two radiators, opening through to rear lounge area, double glazed door to side, double glazed windows to rear and side,

### Kitchen

9'1" x 8'7" (2.78m x 2.62m)

Vinyl floor, double glazed window to rear, laminate counter tops with under and over counter storage cupboards, space for oven with extractor fan above, washing machine and fridge freezer, radiator, sink and draining board, cupboard housing wall mounted gas boiler.

### Bedroom 1

10'0" x 13'5" (3.06m x 4.09m)

Carpet floor, double glazed bay window to front, radiator.

### Bedroom 2

9'2" x 10'3" (2.81m x 3.14m)

Carpet floor, double glazed window to front, radiator.





### Bathroom

5'5" x 6'7" (1.66m x 2.03m)

Slate tiled floor, double glazed window to side, WC, basin, glass shower cubicle with wall mounted shower, heated towel rail.

### Outside Front

Grass lawn, pathway to side door with access to rear garden. Single garage around the corner with external parking for 2 vehicles.

### Outside Rear

Wrap around garden, concrete patio, access to garage, access gate to front, timber fence boundaries.

### Council Tax

Great Yarmouth Borough Council - Band C

### Services

Mains gas, water, electric, drainage

### Tenure

Freehold

### 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, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn right into Gapton Hall Road, turn right into Shearwater Drive, turn left into Whimbrel Drive.

### What 3 Words

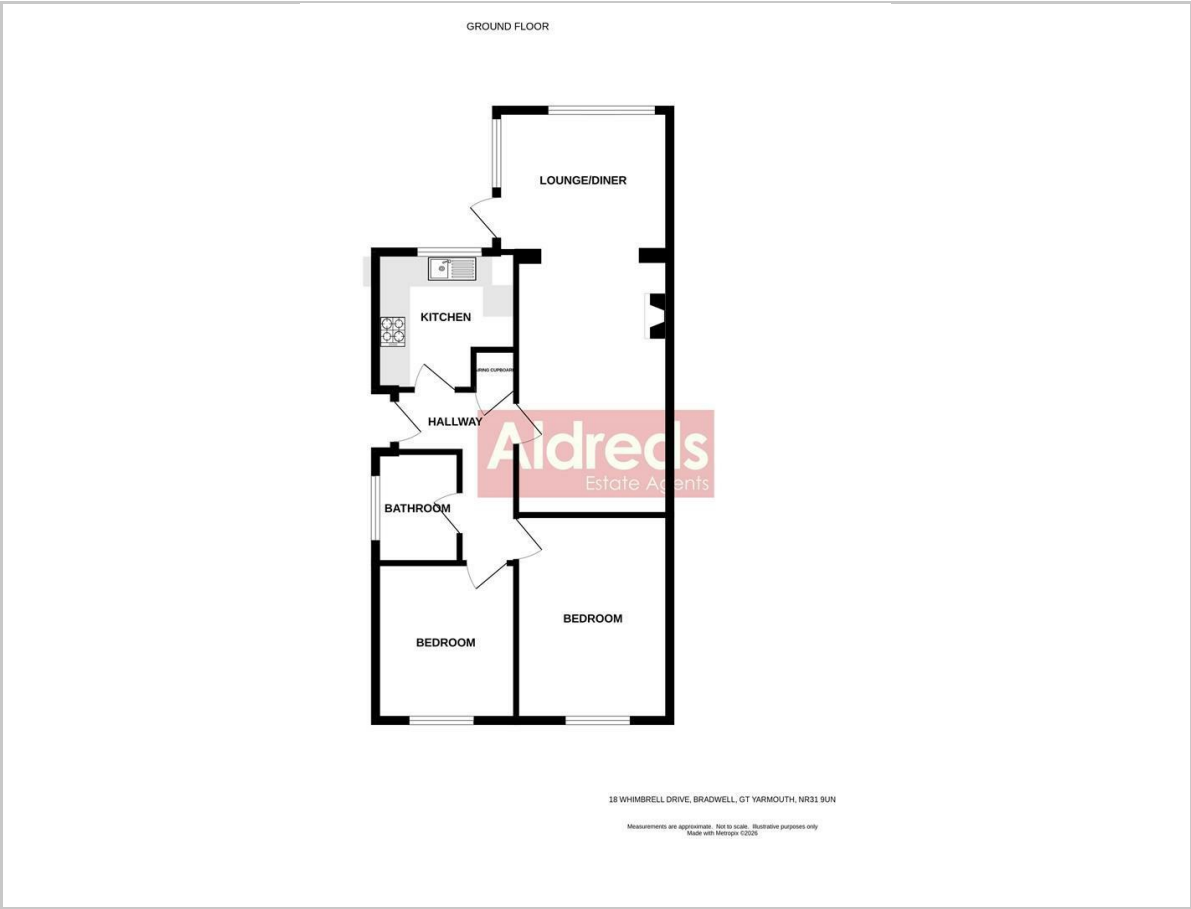
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### Ref

G18512/05/26



Floor Plan



Viewing

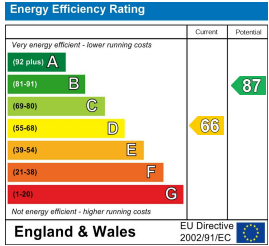
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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