

**Aldreds**  
Estate Agents



11 Maple Gardens

Bradwell, NR31 8ND

Offers In Excess Of £180,000



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## 11 Maple Gardens

Bradwell, NR31 8ND

\*\*\*Chain Free\*\*\* This well-presented 2-bedroom semi-detached bungalow is offered chain free and tucked away in a quiet cul-de-sac. It features a private driveway with ample parking, a generously sized rear garden, and a useful conservatory/utility room to the rear. The home is double glazed throughout and offers bright, comfortable living spaces. Ideally located close to transport links and local amenities, this property provides convenient, low maintenance living in a desirable residential area. Viewing is highly recommended.

### Porch

Double glazed door to the side, wooden access door to property, carpet floor.

### Entrance Hall

Carpet floor, electric heater, loft hatch, access to lounge, kitchen, two bedrooms and shower room.

### Lounge

10'2" x 13'9" (3.1m x 4.2m)

Carpet floor, electric heater, electric fire, double glazed window to front.

### Kitchen

8'10" x 7'2" (2.7m x 2.2m)

Vinyl floor, single glazed window to rear, laminate counter tops, wall mounted and under counter cupboards, sink and draining board, space for cooker and under counter fridge.

### Bedroom 1

10'2" x 12'9" (3.1m x 3.9m)

Carpet floor, double glazed window to rear, electric heater, built in wardrobes.

### Bedroom 2

10'5" x 8'10" (max) (I shape) (3.2m x 2.7m (max) (I shape))

Carpet floor, double glazed window to front, electric heater.

### Shower Room

5'2" x 6'6" (1.6m x 2.0m)

Tile floor, WC, basin with vanity unit, corner shower cubicle with wall mounted shower, double glazed window to side.





### Conservatory

8'10" x 7'10" (2.7m x 2.4m)

Carpet floor, double glazed door to rear, double glazed windows to side and rear, laminate counter top with under counter cupboards, space for washing machine.

### Outside Front

Brick weave driveway, brick wall boundaries, access around the side of the property to rear garden.

### Outside Rear

Grass lawn, concrete patio, timber fence boundaries, 2 timber sheds.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### Services

Mains electric, water, drainage, electric room heaters.

### Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and 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 turn right into Mill Lane, turn immediately left into Homefield Avenue, turn right into Briar Avenue, turn right into Maple Gardens where the property can be found on the left hand side.

### 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.

### What 3 Words

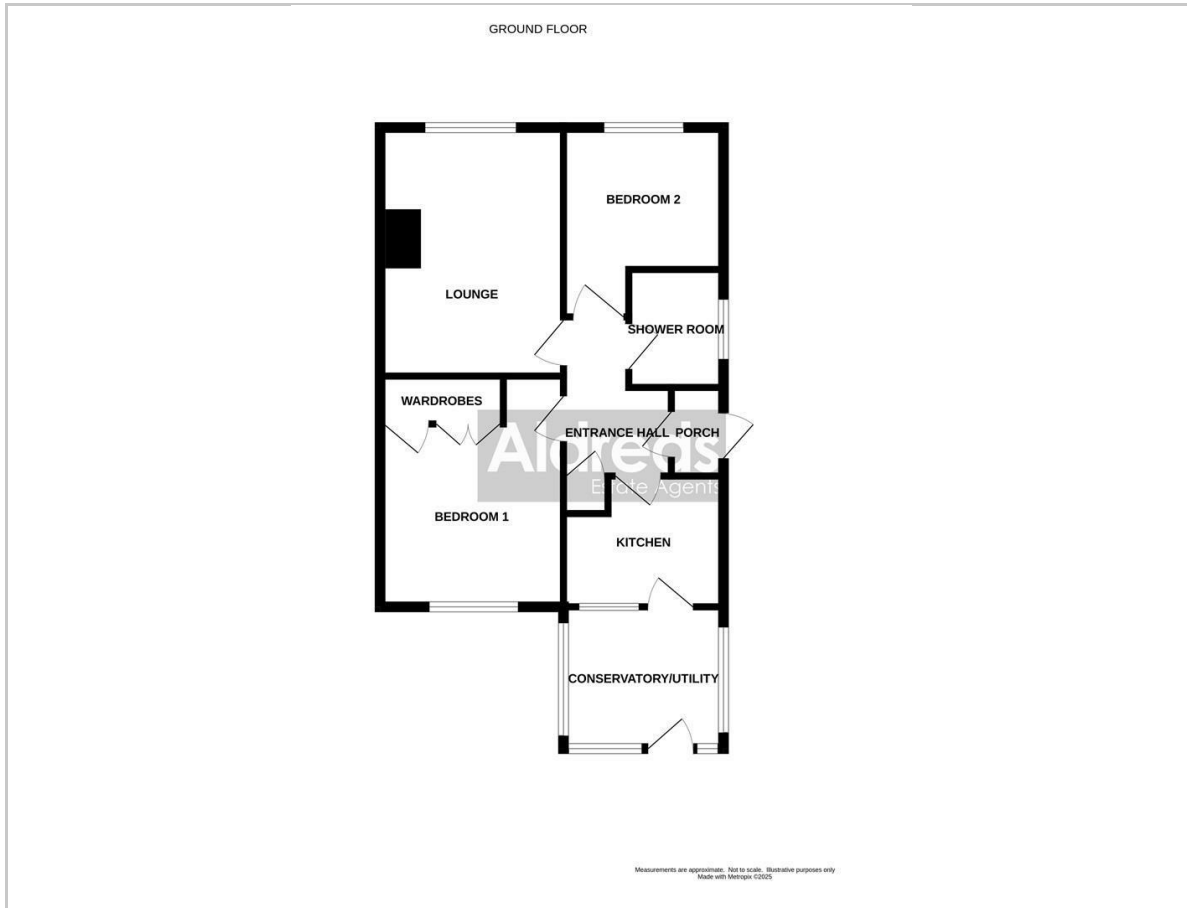
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### Ref

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## Floor Plan



## Viewing

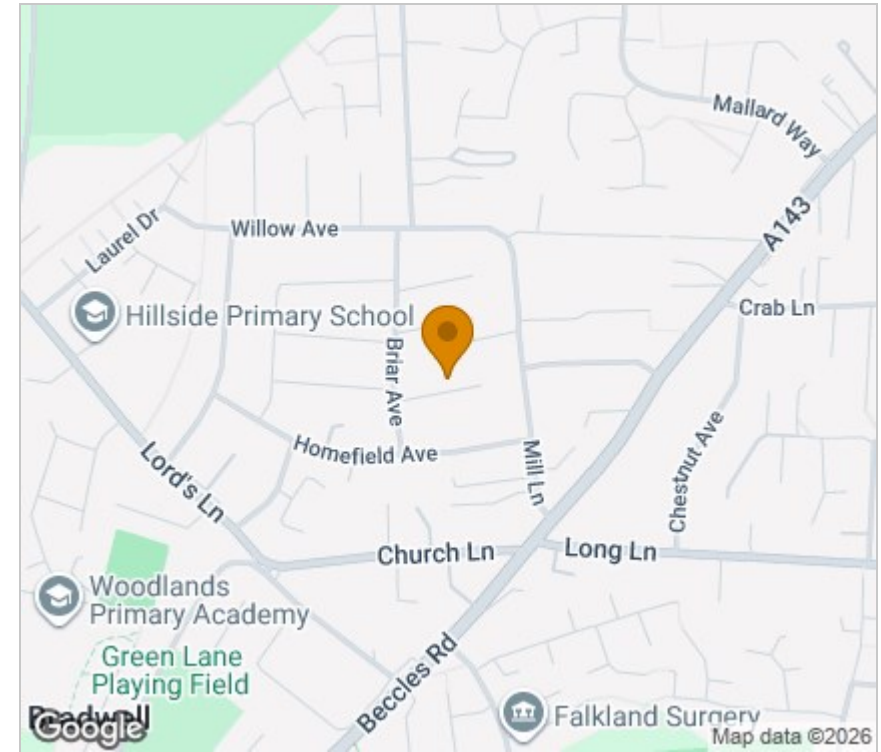
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

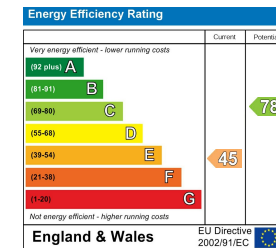
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## Area Map



## Energy Efficiency Graph



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