

Aldreds
Estate Agents



2 Shearwater Drive, Bradwell, Great Yarmouth, NR31 9UL

Offers In Excess Of £325,000





2 Shearwater Drive

Bradwell, Great Yarmouth, NR31 9UL

- Extended
- Detached Bungalow
- Ensuite
- Gardens
- Gas Central Heating
- Amazing Kitchen/Diner/Dayroom
- Three Bedrooms
- Bathroom
- Garage
- Well Presented

With a stunning, extended, vaulted ceiling Kitchen/Diner/Dayroom, Aldreds are delighted to offer this spacious and well presented three bedroom detached bungalow. The property also has an entrance porch, entrance hall, lounge, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway to garage.



Entrance Porch

Door to front

Entrance Hall

Tiled floor, radiator, built in wardrobe with wall mounted gas boiler

Lounge 16'8" x 13'8" (5.1 x 4.18)

Double glazed window to front aspect, double glazed window to side aspect, two radiators

Kitchen/Diner/Day Room 62'4" x 13'8" max 11'5" min (19 x 4.18 max 3.49 min)

Base & wall units with worktops, two radiators, two double glazed windows, three Velux windows, electric hob, electric oven, integrated dishwasher, integrated fridge/freezer, tiled floor

Master Bedroom 12'7" x 11'5" (3.86 x 3.5)

Double glazed window to rear aspect, radiator, door to





Ensuite

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail

Bedroom 2 11'11" x 10'8" (3.65 x 3.26)

Bay double glazed window to front aspect, radiator

Bedroom 3 9'10",85'3" x 8'10" (3,26 x 2.7)

Double glazed window to front aspect, radiator

Bathroom 7'11" x 5'4" (2.43 x 1.65)

Panel bath with shower over, low level WC, hand basin, tiled walls, opaque double glazed window to rear aspect, heated towel rail

Outside

To the front of the property there is a driveway leading to garage, the garage has a roller door and power & light, paved garden with bushes & shrubs. To the rear there is a paved and astro turf garden with bushes & shrubs, timber shed

Tenure

Freehold

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 where the property can be found on the right hand side.



Services

Mains water, electricity, gas, drainage

Council Tax

Band D

Location

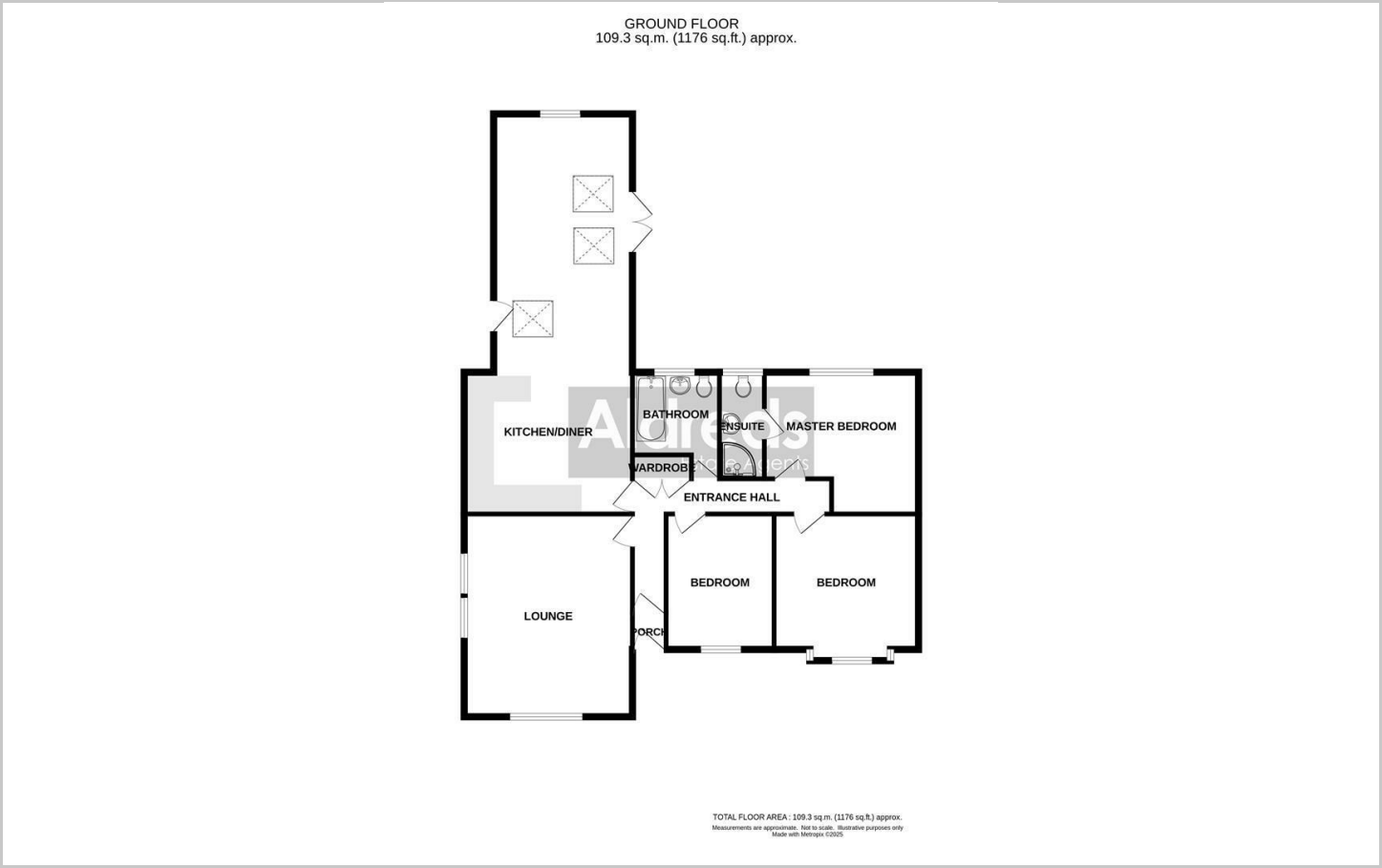
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

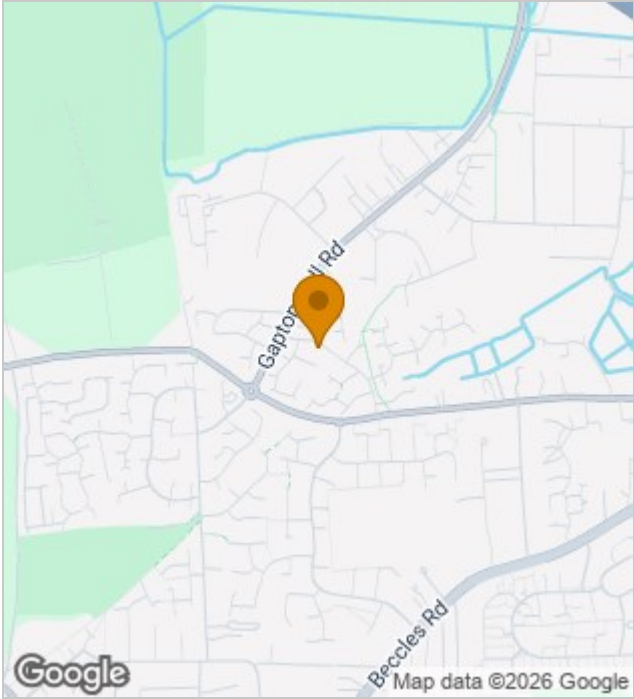
From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn right into Gaptown Hall Road, turn right into Shearwater Drive where the property can be found on the right hand side.

Ref G18453/02/26

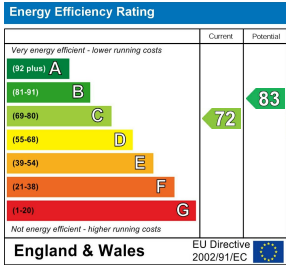
Floor Plans



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.