

Aldreds
Estate Agents

9 Mulberry Grove

Bradwell, Great Yarmouth, NR31 8QJ

Offers In Excess Of £230,000

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This 3 bedroom link-detached bungalow is pleasantly positioned in a cul-de-sac and offered for sale with no onward chain. The property has gas central heating and UPVC double glazing. There is an adjoining single garage and an east/south-east facing rear garden.

Entrance Hall
UPVC entrance door with double glazed panel and UPVC double glazed side windows. Two built-in storage cupboards. Built-in airing cupboard with slatted shelves and hot water cylinder. Loft access hatch.

Lounge
14'11" x 11'11" (4.55m x 3.63m)
Radiator. Television and telephone points. UPVC double glazed window to front aspect.

Kitchen
11'11" x 7'11" (3.63m x 2.41m)
Worktops with cupboards and drawers below and an inset stainless steel single drainer sink. Tiled splashback. Matching wall cupboards. Space for electric cooker. Space for fridge/freezer. Breakfast bar. Radiator. Wall mounted gas fired boiler. UPVC double glazed window to rear aspect. UPVC double glazed door to utility room.

Utility Room
5'5" x 4'1" (1.65m x 1.24m)
Plumbing for washing machine. UPVC double glazed windows to side and rear. UPVC door with double glazed panel to the rear garden.

Bedroom 1
16'3" x 10'9" (4.95m x 3.28m)
Radiator. Step up to a tiled shower cubicle with an electric shower unit and folding shower screen. UPVC double glazed window to rear aspect.

Bedroom 2
12'1" x 7'11" plus door recess (3.68m x 2.41m plus door recess)
Radiator. UPVC double glazed window to front aspect.

Bedroom 3
8'8" x 7'10" (2.64m x 2.39m)
Radiator. UPVC double glazed window to front aspect.

Bathroom
7'10" x 5'8" plus door recess (2.39m x 1.73m plus door recess)
White suite comprising panelled bath, WC and wash basin with cupboard below. Three quarter tiled walls. Radiator. UPVC double glazed window to rear.















Outside

18'11" x 8'3" (5.77m x 2.51m)

The front garden has been paved and shingled for low maintenance. A driveway leads to an adjoining single garage with up-and-over door. Part glazed door to rear. A wrought iron gate and pathway to the side of the property leads to the rear garden which is east/south-east facing and laid to lawn with shingled aread and a paved patio. Timber built shed. Three concrete coal bunkers.

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.

Directions

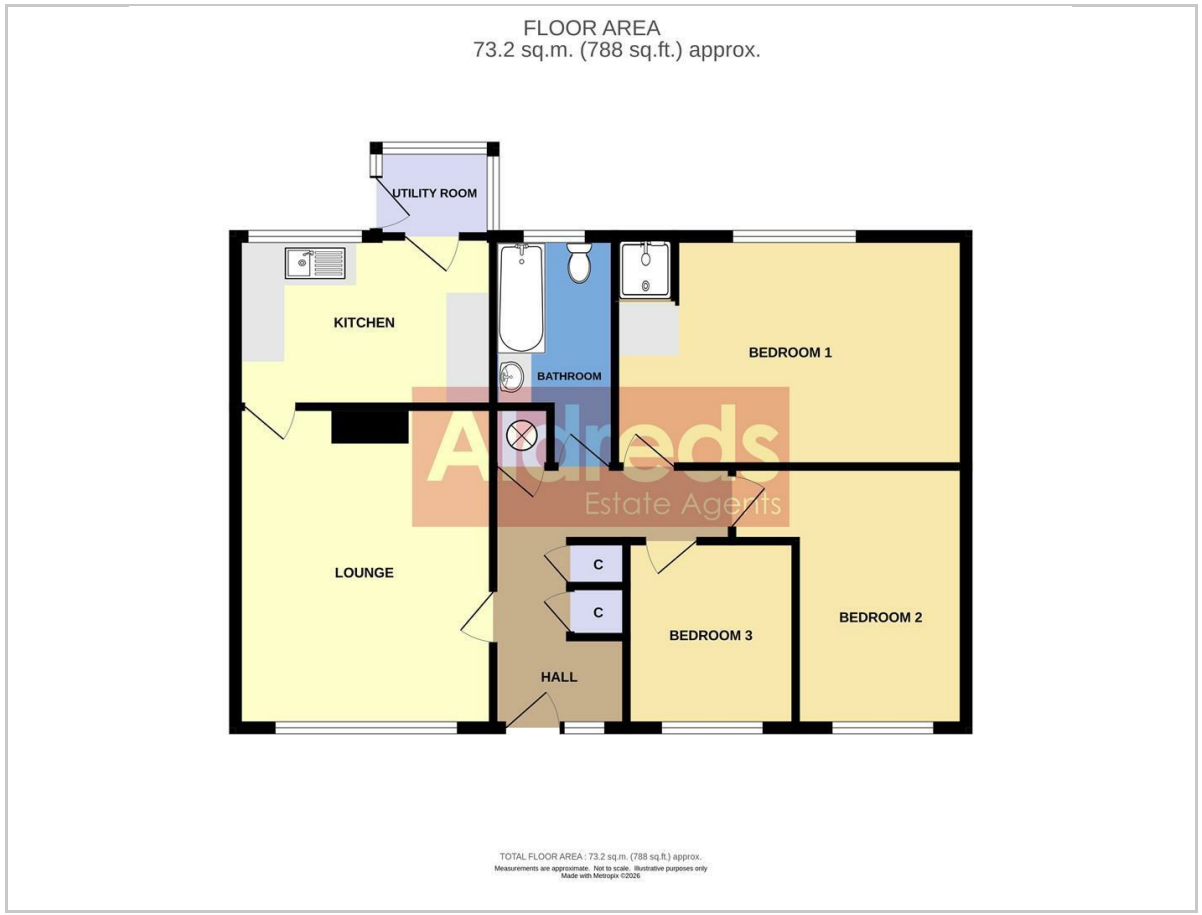
Leave Gorleston on the A143 Beccles Road from the A47 and follow the road to Bradwell. Proceed over the traffic lights and take the first turning on the right onto Sun Lane. At the end of Sun Lane follow the road round to the left and take the first turning on the left into Mulberry Grove.

what3words

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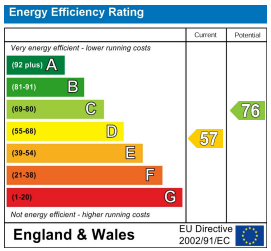
Floor Plan



Area Map



Energy Efficiency 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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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA