

Aldreds
Estate Agents



120 Kings Drive, Bradwell, NR31 8TE

£340,000



3



2



1



B



£340,000

120 Kings Drive

Bradwell, NR31 8TE

- Detached House
- South Facing Rear Garden
- Family Bathroom
- Triple Aspect Kitchen/Diner
- UPVC Double Glazed Windows
- 3 Bedrooms
- En-Suite Shower Room
- Dual Aspect Lounge
- Gas Central Heating
- Driveway & Garage

****CHAIN FREE**** This beautifully presented detached family home has a south facing rear garden which is not overlooked. The property offers accommodation including entrance hall, cloakroom, dual aspect lounge and a triple aspect kitchen/diner, 3 well proportioned bedrooms, en-suite shower room and bathroom. In addition, the house benefits from gas central heating and UPVC double glazed windows with colonial style shutters.



Entrance Hall

Entrance door with double glazed panel. Radiator. Built-in cloaks/storage cupboard. Stairs to first floor landing. Coving.

Cloakroom 6'1" x 3'5" (1.87m x 1.05)

White WC. Pedestal wash basin with tiled splashback. Radiator. Built-in cupboard with a wall mounted gas fired combination boiler. Inset ceiling spotlights. Coving. UPVC double glazed window to front aspect.

Lounge 19'2" x 11'0" plus 5'9" x 3'3" (5.86m x 3.36m plus 1.77m x 1.00m)

Two radiators. Built-in under stairs storage cupboard. Inset ceiling spotlights. Coving. UPVC double glazed windows to front and rear aspects.





Kitchen/Diner 19'2" x 12'2" max (5.85m x 3.73m max)

Worktops with a range of cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Matching upstands. Matching wall cupboards and tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Four ring induction hob with an extractor above. Integrated Bosch dishwasher. Integrated washing machine. Space for fridge/freezer. Radiator. Inset ceiling spotlights. Covering. UPVC double glazed windows to front and side aspects. UPVC double glazed doors to a paved patio and the rear garden.

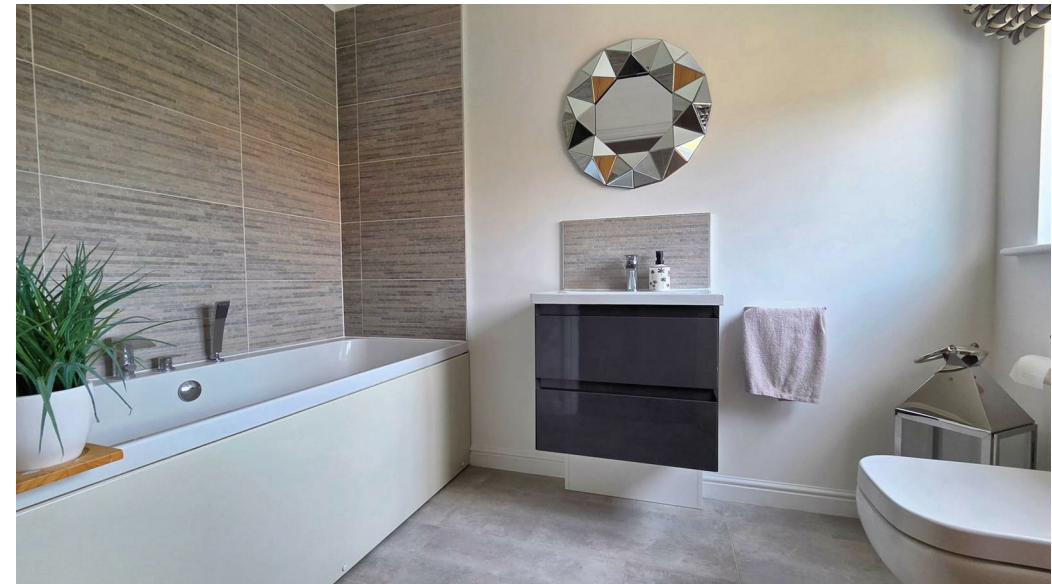
First Floor

Landing

Radiator. Large built-in storage cupboard. Coving. Loft access hatch to part boarded loft space. UPVC double glazed window to front aspect.

Bedroom 1 11'5" x 9'11" plus 5'6" x 3'0" (3.49m x 3.03m plus 1.68m x 0.93m)

Radiator. Inset ceiling spotlights. Coving. UPVC double glazed window to front aspect.



En-suite Shower Room 5'10" x 5'6" (1.79m x 1.68m)

Large tiled corner shower cubicle with mixer tap, shower attachment and rainfall fitting above. Suspended wash basin with mixer tap and drawers below. WC. Towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to side.

Bedroom 2 9'5" x 8'11" (2.88m x 2.72m)

Radiator. Coving. UPVC double glazed window to front aspect.

Bedroom 3 9'5" x 8'11" (2.88m x 2.72m)

Radiator. Coving. UPVC double glazed windows to rear aspect.

Bathroom 8'10" x 5'6" (2.71m x 1.70m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Suspended wash basin with mixer tap and drawers below. Tiled splashback. WC. Towel radiator. Extractor. Coving. UPVC double glazed window to rear.

Outside

To the front; artificial lawn with a brick weave driveway leading to a detached single garage with up and over door. To the rear; artificial lawn with porcelain tile patio, access to garage, side access gate, external power socket and tap, timber fence boundaries.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

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.

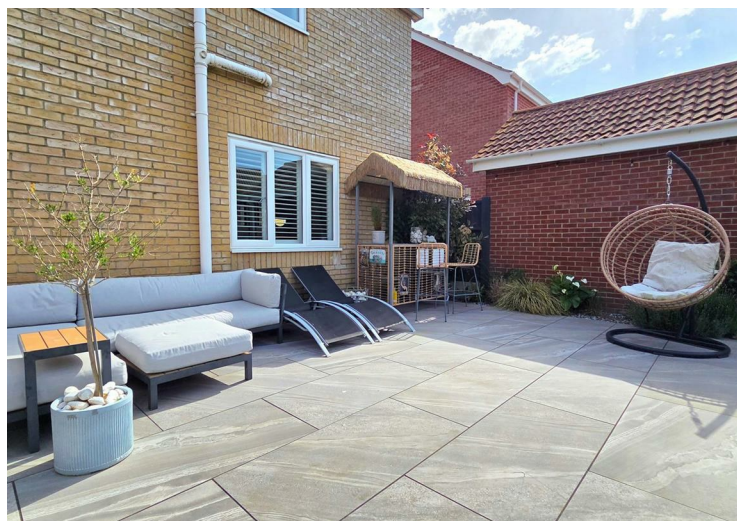
Directions

Heading south on Gorleston High Street turn right at the traffic lights onto Church Lane Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. Continue through the traffic lights, remaining on Beccles Road (A143). Continue past Burnet Road on the left and take the next turning on the left onto Kings Drive. Follow Kings Drive and take the first turning on the left. Continue almost to the end of Kings Drive and the property will be found on the right hand side.

what3words

///blanked.adventure.crossed

Ref: G18530/05/26



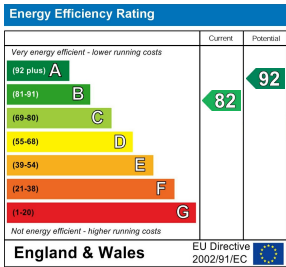
Floor Plans



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.