



Aldreds
Estate Agents

10 Whinchat Way

Bradwell, NR31 8SD

Offers Over £275,000



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This well-presented three-bedroom detached home is ideally situated in a desirable cul-de-sac location, offering both privacy and convenience. The property features a spacious layout including a bright conservatory to the rear, perfect for relaxing or entertaining, along with a practical downstairs WC and integral garage. Off-road parking is available for one vehicle, adding to the home's everyday ease.

To the outside, the private rear garden provides a peaceful and secure space for outdoor enjoyment. With excellent transport links and a range of local amenities nearby, this home is perfectly positioned for families and professionals alike seeking comfort, accessibility, and a sought-after setting.

Porch

Vinyl floor, double glazed door and window to front, single glazed door and window going into the property.

Entrance Hall

Carpet floor, stairs to first floor, electric heater, access to lounge, kitchen, cloak room, electric consumer unit found under the stairs.

Cloakroom

Carpet floor, WC, basin, secondary glazed window to rear into conservatory.

Lounge

11'3" x 14'7" (3.44m x 4.46m)

Carpet floor, double glazed window to front, electric heater, access too dining room.

Dining Room

8'3" x 10'4" (2.53m x 3.17m)

Carpet floor, double glazed window to rear, electric heater, serving hatch through to kitchen.

Kitchen

8'9" x 10'4" (2.68m x 3.17m)

Vinyl floor, double glazed window to rear, laminate counter tops with under and over counter storage, sink and draining board, space for free standing oven, washing machine and under counter fridge.

Conservatory

10'11" x 9'1" (plus recess) (3.35m x 2.78m (plus recess))

Vinyl floor, double glazed windows to rear and side, double glazed window to side including access into garage with separate window, outside tap, polycarbonate roof.

Garage

8'0" x 16'8" (2.46m x 5.10m)

Concrete floor, electricity connection, up and over door to front.

Landing

Carpet floor, double glazed window to side, cupboard, access to 3 bedrooms and bathroom, loft hatch.

Bedroom 1

10'3" x 12'5" (3.14m x 3.79m)

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

Bedroom 2

8'11" x 12'7" (2.73m x 3.86m)

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

Bedroom 3

8'3" x 7'5" (2.53m x 2.28m)

Carpet floor, double glazed window to front, electric heater, over stairs cupboard.





Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Carpet floor, double glazed window to rear, WC, basin with vanity unit, bath tub with wall mounted shower head adaption.

Outside Front

Concrete path to front door, brick wall boundaries.

Outside Rear

Combination of artificial lawn, decorative shrubs, decked footpath and concrete patio with timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band C

Tenure

Freehold

Services

Mains electric, water, drainage, electric room heaters.

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 south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn right into Beccles Road, turn left into Mallard Way, turn left into Whinchat Way where the property can be found in front of you.

What 3 Words

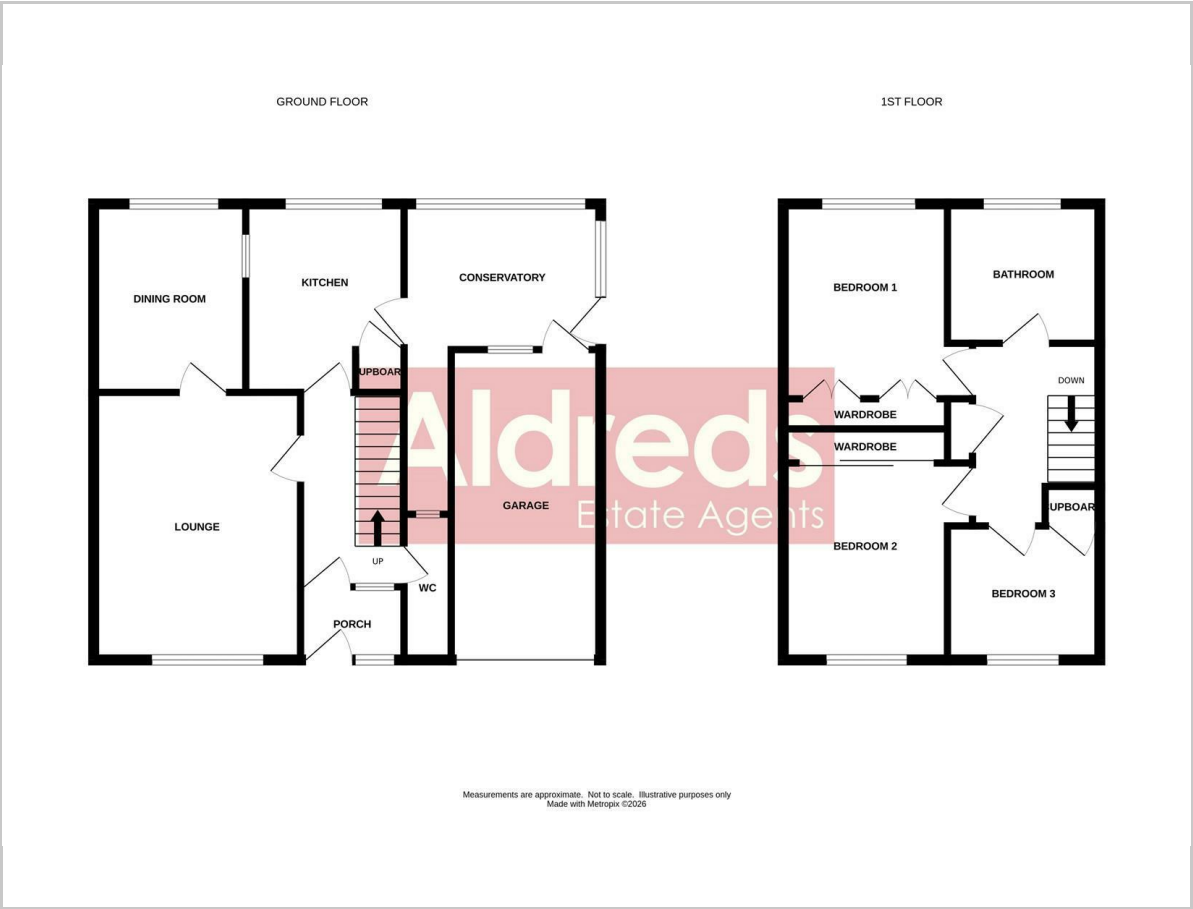
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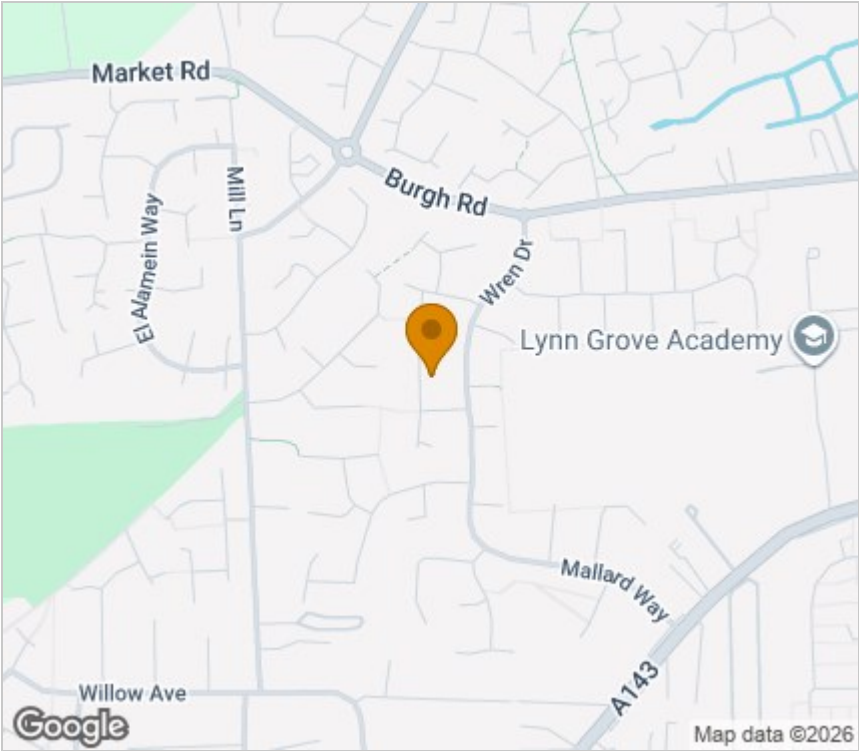
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Floor Plan



Area Map



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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Energy Efficiency Graph

