

**Aldreds**  
Estate Agents



36 Whinchat Way

Bradwell, Great Yarmouth, NR31 8SD

£285,000



## 36 Whinchat Way

Bradwell, Great Yarmouth, NR31 8SD

**\*CHAIN FREE\*** This extended 3/4 bedroom detached house offers excellent potential for those seeking a spacious family home with room to make their mark. The property benefits from a generous kitchen, a convenient downstairs shower room, and UPVC double glazing throughout. With no onward chain, it presents a fantastic opportunity for buyers looking to move quickly or take on a renovation project.

Outside, the home enjoys a private driveway leading to a garage, providing ample parking and storage space. Ideally located close to transport links and local amenities, this property combines practicality with potential—perfect for growing families or anyone looking to create their dream home in a well-connected area.

### Entrance Hall

Double glazed door and windows to front, carpet floor, electric heater, access to lounge, dining room and downstairs shower room.

### Shower

Carpet floor, WC, basin, walk in shower with wall mounted shower.

### Lounge

11'1" x 14'5" (3.4m x 4.4m)

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

### Sitting Room

8'2" x 10'2" (2.5m x 3.1m)

Carpet floor, double glazed sliding door to rear, electric heater, serving hatch.

### Dining Room

8'6" x 10'2" (2.6m x 3.1m)

Carpet floor, double glazed window to rear, serving hatch through to sitting room, access to kitchen, under stairs cupboard.

### Kitchen

10'5" x 16'0" (3.2m x 4.9m)

Tiled floor, double glazed window to rear, double glazed door to side, electric heater, access to playroom/office. Laminate counter tops, wall mounted and under counter storage, space for washing machine, dish washer, fridge freezer, integrated sink and draining board, cooker and grill with induction hob.

### Playroom/Office

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

### First Floor Landing

Carpet floor, loft hatch, over stairs cupboard, access to 3 bedrooms, bathroom and first floor roof storage, and airing cupboard.

### Bedroom 1

8'10" x 14'1" (into bay) (2.7m x 4.3m (into bay))

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

### Bedroom 2

10'2" x 9'10" (plus wardrobe space) (3.1m x 3.0m (plus wardrobe space))

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

### Bedroom 3

8'2" x 7'2" (2.5m x 2.2m)

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





#### Bathroom

6'10" x 5'2" (2.1m x 1.6m)

Carpet floor, double glazed window to front, WC, basin and bath tub with wall mounted electric shower, heated towel rail.

#### First Floor Roof Storage

10'5" x 25'3" (3.2m x 7.7m)

Double glazed Velux window to side, partly boarded, fiber glass insulation.

#### Outside Front

Grass lawn, two concrete driveways, one leading to garage with electricity connection. Ramp to front door.

#### Outside Rear

Grass lawn, concrete patio, mixture of brick wall and timber boundaries.

#### Services

Mains electric, drainage, water, electric heaters.

#### Tenure

Freehold

#### 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

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.

#### What 3 Words

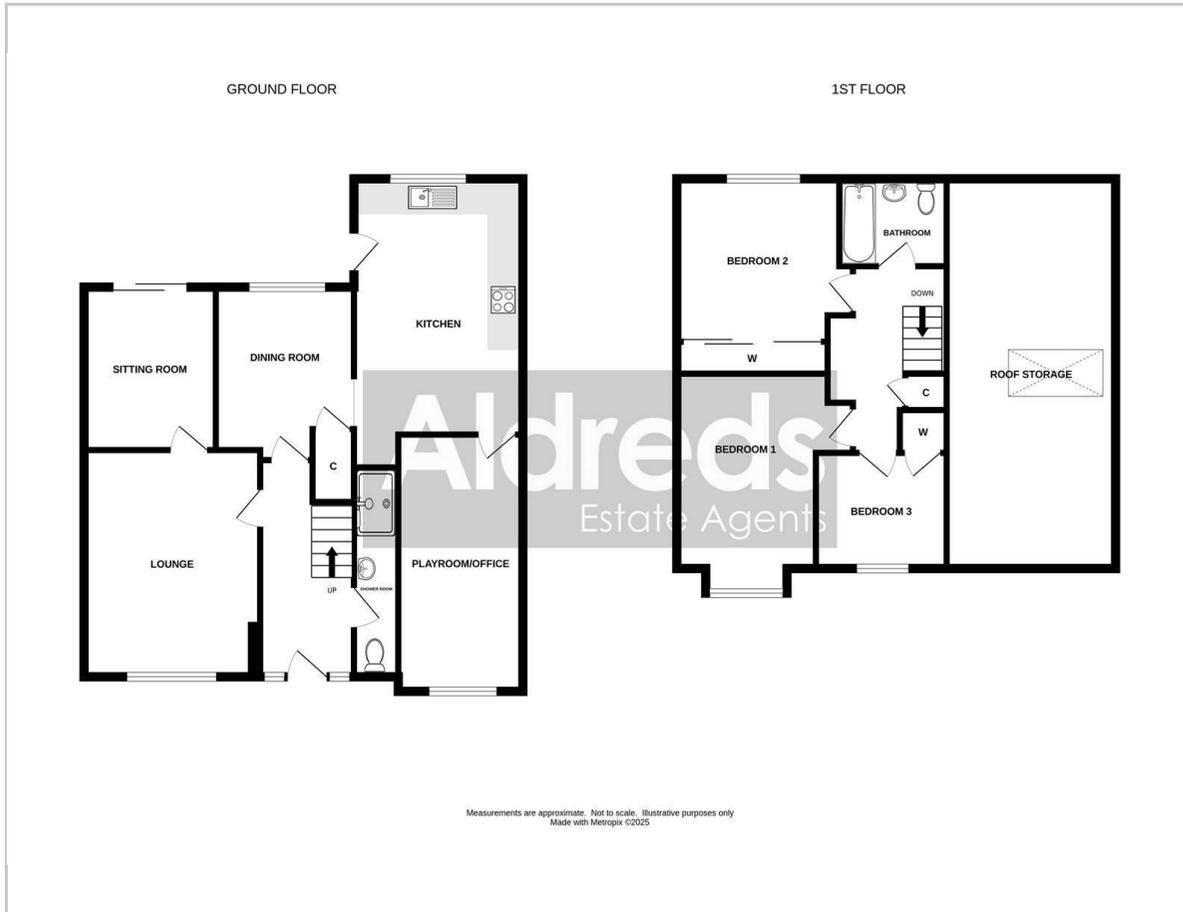
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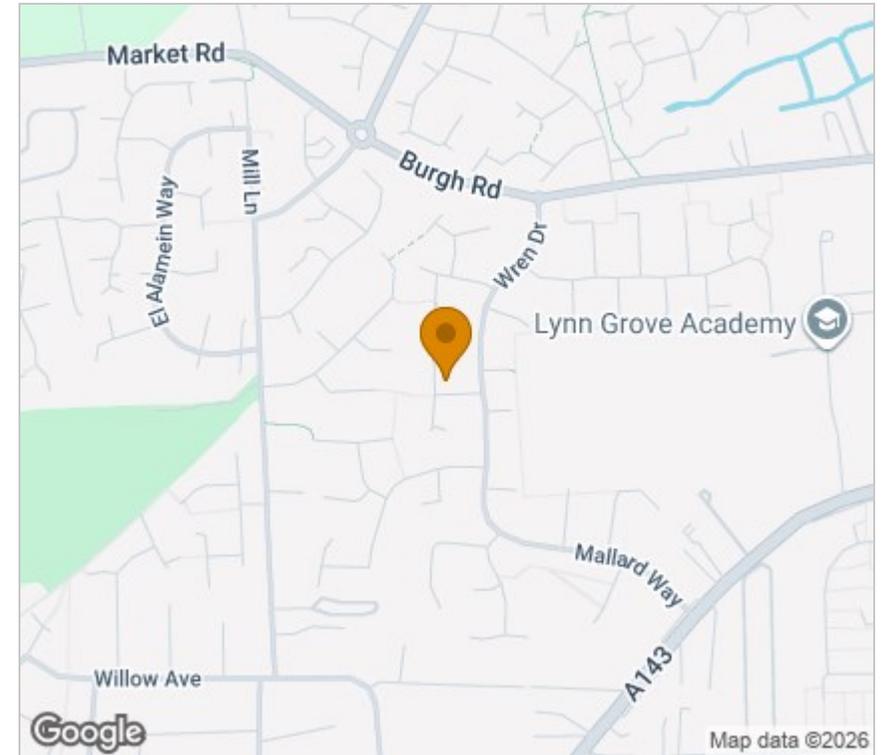
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## Floor Plan



## Area Map



## Viewing

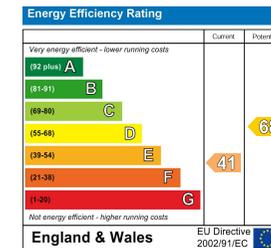
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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