

**Aldreds**  
Estate Agents



44 Busseys Loke, Bradwell, Great Yarmouth, NR31 8HG

£275,000





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# 44 Busseys Loke

Bradwell, Great Yarmouth, NR31 8HG

- Detached Bungalow
- No Onward Chain
- Lounge & Kitchen/Diner
- Gas Central Heating & Double Glazed Windows
- Lawned Front & Rear Gardens
- 2 Double Bedrooms
- Cul-de-sac Location
- Bathroom
- Driveway & Garage
- Potential to extend (subject to planning)

This 2 bedroom detached bungalow is located on one of the most sought after roads in Bradwell and stands on a good size plot with potential to extend (subject to planning). Recent improvements include redecoration throughout, new carpets and bathroom suite with a shower above the bath. The property has gas central heating, double glazed windows and is offered for sale with no onward chain.



Open recessed storm porch with quarry tile floor.

## Entrance Hall

Entrance door with glazed panel. Radiator. Thermostat control for heating. Built-in airing cupboard with a wall mounted gas fired combination boiler. Telephone point. Smooth plaster ceiling. Loft access hatch with an aluminium extending loft ladder to loft space with boarded flooring and lighting. The rear section of the loft space has been fully boarded out with two windows to the rear.

## Lounge 16'9" x 11'7" (5.11m x 3.53m)

Radiator. Cable television point. Telephone point. Smooth plaster ceiling. Timber double glazed windows to front and side aspects.





**Kitchen/Diner 18'8" x 9'8" max, 8'9" min plus recess (5.69m x 2.95m max, 2.67m min plus recess)**

Stainless steel sink with mixer tap and cupboard and drawer below. Tiled splashback. Electric cooker point. Worktops with a range of cupboards and drawers below. Cupboard with plumbing for washing machine. Two radiators. Smooth plaster ceiling. Timber double glazed windows to front and side aspects.

**Bedroom 1 14'11" x 11'7" (4.55m x 3.53m)**

Radiator. Smooth plaster ceiling. UPVC double glazed windows to side and rear.

**Bedroom 2 10'9" x 10'2" (3.28m x 3.10m)**

Radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

**Bathroom 6'7" x 6'6" (2.01m x 1.98m)**

White suite comprising a panelled bath with tiled surround and mixer tap with shower attachment. Shower screen. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Radiator. Part tiled walls. Smooth plaster ceiling. UPVC double glazed window to side.

## Directions

From the Gorleston office head South along the High Street and at the traffic lights turn right into Church Lane. Continue over the roundabout remaining on Church Lane and proceed over the next set of traffic lights onto Crab Lane. At the 'T' junction turn left into Beccles Road and then take the first turning on the right onto Bradwell Avenue. At the end of Bradwell Avenue turn right onto Mill Lane and where the road bears round to the left, turn right onto Busseys Loke where the property will be found on the left hand side.



### Outside

The front garden is laid to lawn. A brick weave driveway leads to the side of the property to an adjoining garage measuring 15'10" x 8'1" max, 7'9" min (4.83m x 2.46m max, 2.36m min) with up-and-over door, light and power, UPVC door and double glazed window to rear. The rear garden is laid to lawn with a pathway leading towards the rear boundary to a timber built shed.

### Tenure

Freehold.

### Services

Mains water, electricity, gas and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### Location

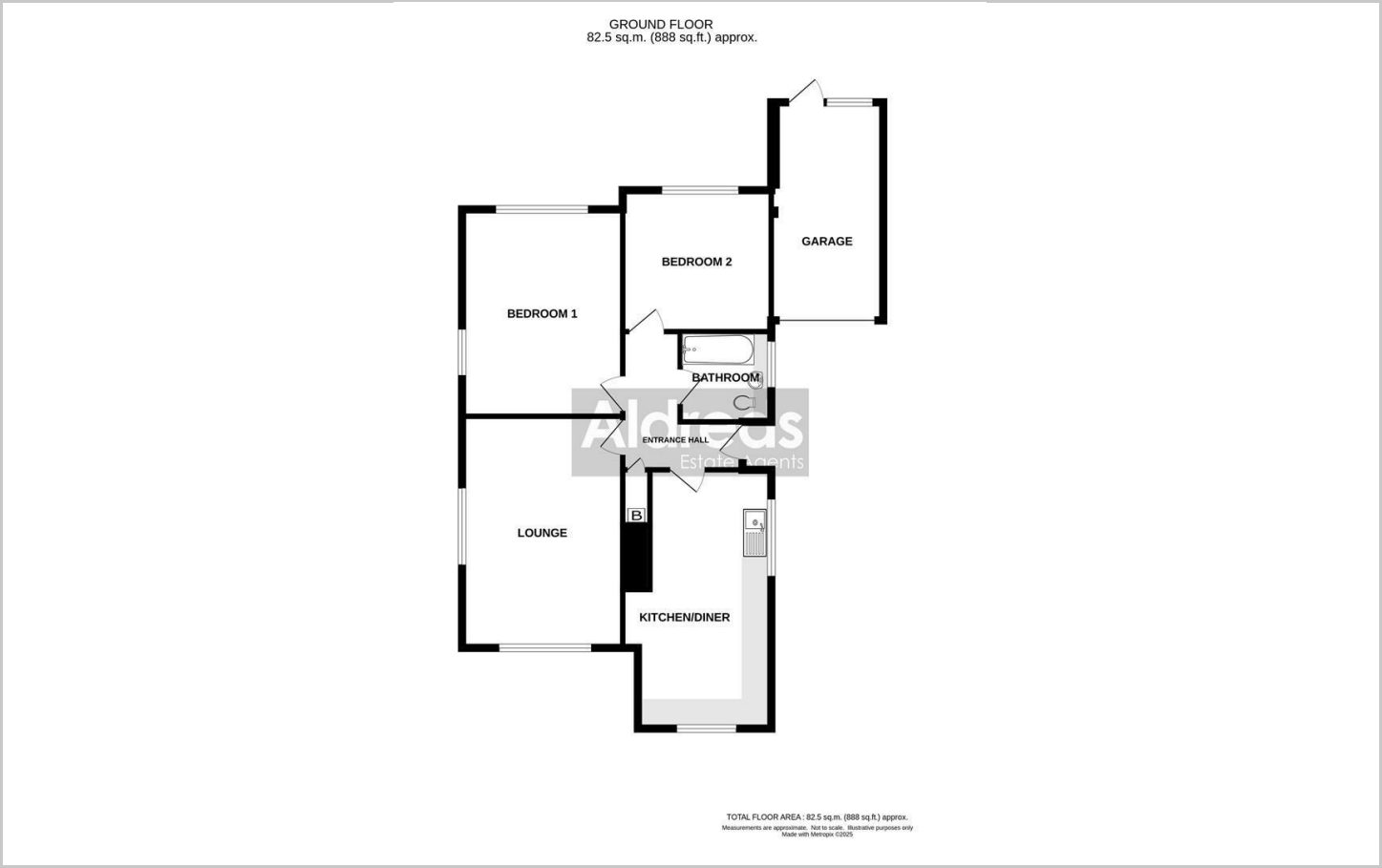
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

### what3words

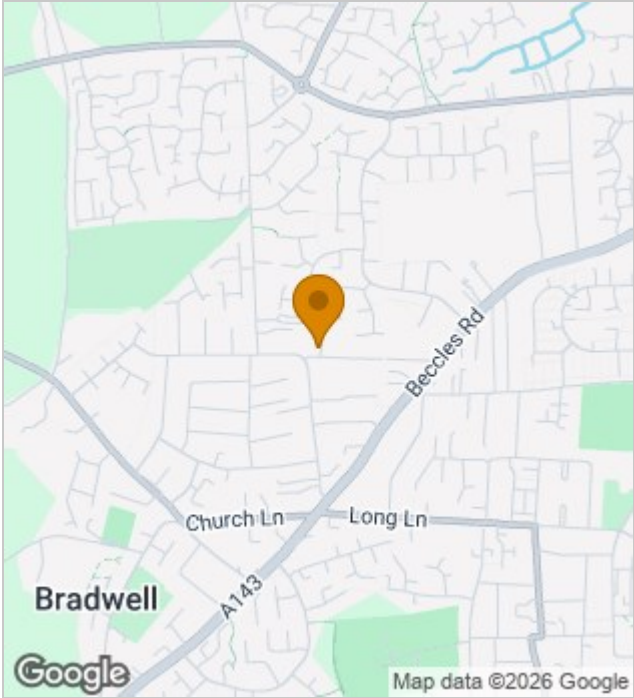
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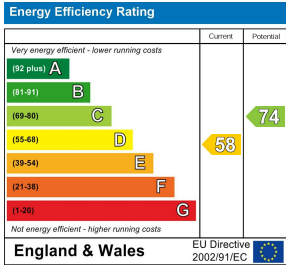
Floor Plans



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.

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