

Aldreds
Estate Agents

26 Briar Avenue

Bradwell, NR31 8NJ

£315,000

3 1 2 D

26 Briar Avenue

Bradwell, NR31 8NJ

This stunning three-bedroom detached bungalow has been thoughtfully renovated and modernised throughout over the past five years, offering stylish and comfortable accommodation in a desirable Bradwell location. The property features a spacious lounge/dining room and a contemporary kitchen with integrated appliances, with improvements including a new roof in 2025, permeable driveway, re-wire and replastering, to name just a few.

Externally, the property benefits from a private rear garden with a summer house/bar, a detached garage and off-road parking. The overall presentation makes this an excellent opportunity for buyers seeking a ready-to-move-into home in a popular area. ** No onward chain **

Entrance Porch
Front door with double glazed panels and slimline windows, tile floor, access into lounge/diner.

Lounge/Diner
22'1" x 15'9" (max) (6.75m x 4.82m (max))
LVT floor, double glazed window to front, in-built double cupboard plus single storage cupboard, two radiators, fire place with gas wood burner, walk-through to inner hallway.

Inner Hallway
Continuation of LVT floor, access to 3 bedrooms, kitchen and bathroom, storage cupboard, loft access

Kitchen
10'5" x 9'10" (3.18m x 3.01m)
Continuation of LVT floor, double glazed window and stable door to side, laminate countertops, integrated appliances including fridge freezer, washing machine, dishwasher, space for free standing range cooker, under and over counter storage, tall radiator, sink and draining board.

Bedroom 1
13'0" x 11'3" (3.98m x 3.43m)
Continuation of LVT floor, double glazed French Doors and windows to rear, radiator

Bedroom 2
10'5" x 8'5" (3.20m x 2.57m)
Continuation of LVT FLOOR floor, radiator, double glazed French doors and windows to rear

Bedroom 3
9'0" x 8'0" (2.76m x 2.46m)
Continuation of LVT floor, radiator, double glazed window to side.

Bathroom
Vinyl floor, double glazed window to side, 3 piece suite consisting of WC, basin and bathtub with a wall mounted electric shower and shower curtain, radiator.















Garage
16'10" x 8'8" (5.15m x 2.65m)
Concrete floor, electricity connection with lighting, manual up and over garage door to the front, double glazed door to the side.

Summer House/Bar
Timber built summer house set in the rear garden, double glazed windows to the side. One side consists of a craft room, the other half a decorative bar.

Outside Front
An eco friendly and permeable private driveway leading to the garage at the rear of the property, access to front and side doors, grass lawn, combination of timber fence and brick wall boundaries.

Outside Rear
Grass lawn, pathway leading to rear doors and side of the property, timber fence boundaries, raised decking area leading to summer house, space for 2 seating areas.

Council Tax
Great Yarmouth Borough Castle - Band C

Tenure
Freehold

Services
Mains gas, water, electric, drainage

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 over the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, at the traffic lights take the sharper turning on the right into Mill Lane, take the second turning on the left into Homefield Avenue, turn right into Briar Avenue.

What 3 Words
///stung.spun.grin

Agent's Note
The property has been renovated throughout by the current owners since 2022. Improvements include: new roof, driveway, re-wired, re-plastered, drainage management, fascias, soffitts and guttering, and re-decoration.

Ref
G18609/09/26

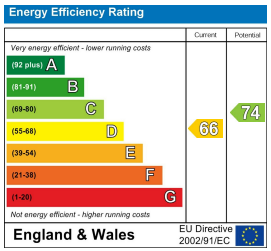
Floor Plan



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.

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.

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