

58 Mill Lane, Bradwell NR31 8HH

Guide Price £240,000

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- Extended Semi-Detached Bungalow
- 3 Reception Rooms
- Bathroom & Separate WC
- Wide Corner Plot
- Driveway & Garage
- 3 Bedrooms
- Kitchen
- Gas Central Heating & UPVC Double Glazing
- Potential for Further Extension (Subject to Planning)
- No Onward Chain



This extended and spacious 3 bedroom semi-detached bungalow stands on a wide corner plot with potential for further extension (subject to planning) and offers flexible accommodation including 3 reception rooms (one of which could be a 4th bedroom), kitchen, bathroom and separate WC. The property has gas central heating and UPVC double glazed windows. No onward chain.





Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Thermostat control for heating. Built-in storage cupboard. Loft access hatch.

Lounge 16'0" x 11'11" (4.88m x 3.63m)

Two radiators. Gas fire. UPVC double glazed windows to front aspect.

Dining Room 11'10" x 11'9" (3.61m x 3.58m)

Radiator. UPVC double glazed window to front aspect.



Kitchen 11'10" x 7'10" (3.61m x 2.39m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and glass fronted display cupboards. Built-in fan assisted oven and grill. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Tiled floor. Built-in cupboard with a wall mounted gas fired boiler and tiled floor. Built-in airing cupboard with hot water cylinder and tiled floor. UPVC double glazed window to side aspect. UPVC door with double glazed panels to the recessed side storm porch.

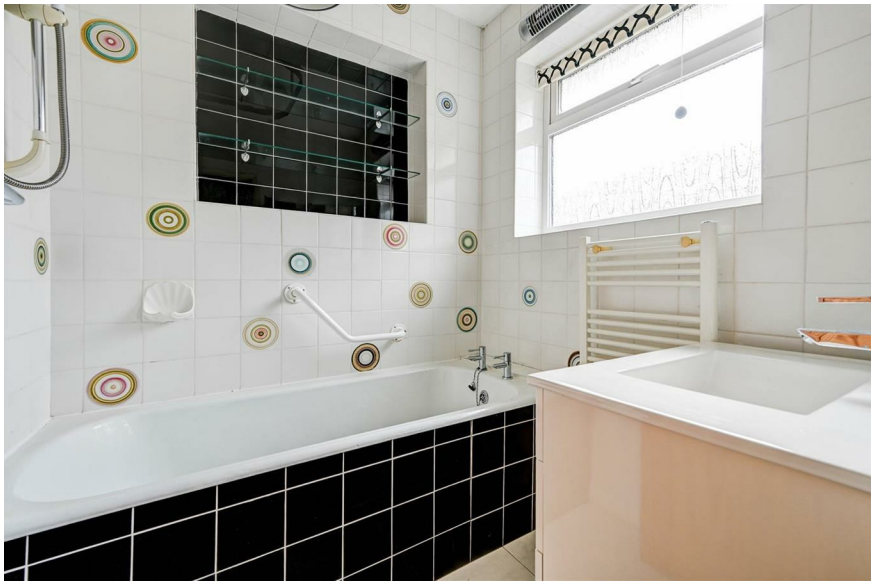
Play Room/Home Office 11'11" x 9'11" (3.63m x 3.02m)

Radiator. Large built-in shelved storage cupboard with cupboards above. UPVC double glazed window to side aspect.

Bedroom 1 11'11" x 11'11" (3.63m x 3.63m)

Radiator. Fitted wardrobes along one wall with matching overhead cupboards and drawers. UPVC double glazed window to rear aspect.





Bedroom 2 12'1" x 9'2" (3.68m x 2.79m)
Radiator. Fitted wardrobe with cupboard above. UPVC double glazed window to rear aspect.

Bedroom 3 12'1" max x 9'2" (3.68m max x 2.79m)
Radiator. Fitted wardrobe with cupboard above. UPVC double glazed window to rear aspect.

Bathroom 5'10" x 5'5" (1.78m x 1.65m)
Fully tiled walls and a bath with an electric shower unit above. Wash basin with mixer tap and cupboard and drawers below. Tiled floor. Towel radiator. UPVC double glazed window to side.

Separate WC 6'2" x 2'7" (1.88m x 0.79m)
White WC and corner hand wash basin with mixer tap and cupboard below. Tiled floor. UPVC double glazed window to side.

Outside
The front garden laid to lawn with trees and established shrubs. A wrought iron gate to the side of the property leads to the side garden which is laid to lawn with established shrubs and a circular paved patio area. The rear garden is enclosed and laid to lawn with established shrub beds and fruit trees. Timber and felt roof summerhouse. A driveway accessed via Busseys Loke leads to a detached garage with up-and-over door with a large adjoining workshop which has an electricity supply.

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
From the Gorleston office head South along the High Street and 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 and take the first turning on the right onto Bradwell Avenue. At the 'T' junction, turn right onto Mill Lane, where the property will be found on the right hand side on the corner with Busseys Loke.

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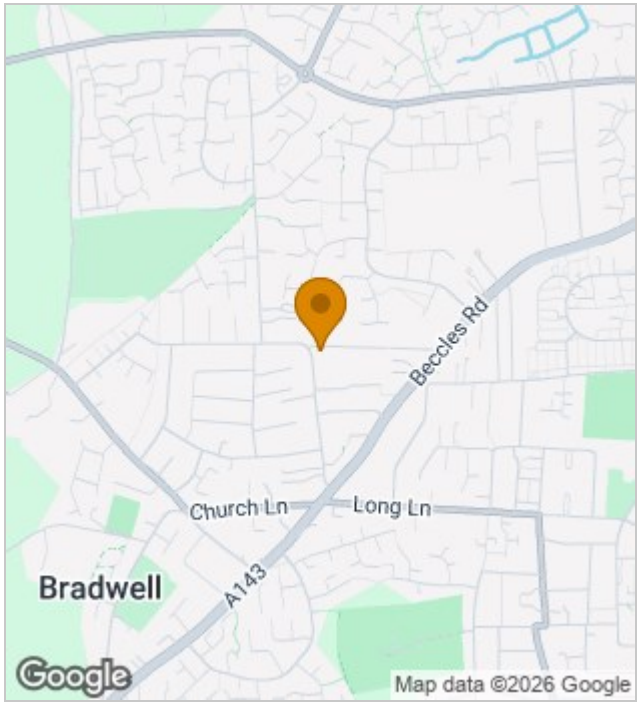




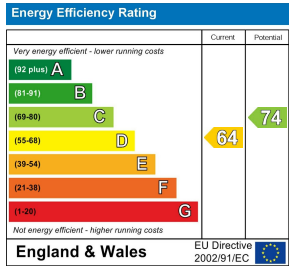
Floor Plans



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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