

Aldreds
Estate Agents

57 Mill Lane

Bradwell, NR31 8HH

£240,000

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This well-presented two-bedroom detached bungalow is offered chain free, making it an excellent opportunity for those looking for a straightforward move. The property benefits from ample off-road parking, a detached garage, and the added advantage of fully owned solar panels, helping to improve energy efficiency and reduce running costs.

Inside, the bungalow offers comfortable and practical accommodation, including a modern wet room, while outside you'll find a private rear garden providing the perfect space to relax or entertain. Conveniently situated close to local amenities and excellent transport links, this home is ideal for those seeking a peaceful lifestyle without compromising on accessibility.

Entrance Hall

Carpet floor, radiator, double glazed door to side aspect, access to lounge, kitchen, both bedrooms, and wet room, loft hatch, and built-in cupboard.

Lounge

17'4" x 10'10" (5.28m x 3.30m)

Carpet floor, double glazed window to side aspect, radiator, and double glazed sliding door to the rear leading to the conservatory.

Kitchen

11'2" x 8'0" (3.40m x 2.44m)

Carpet floor, two double glazed windows (one to side, one to rear), laminate countertops, space for a free-standing oven, ample wall-mounted and under-counter storage, radiator, built-in cupboard, sink and draining board, washing machine, and space for a free-standing fridge-freezer.

Bedroom 1

14'11" x 10'10" max, 9'6" min (4.55m x 3.30m max, 2.90m min)

Carpet floor, double glazed window to front, radiator, and built-in wardrobe space.

Bedroom 2

9'11" x 8'8" plus recess (3.02m x 2.64m plus recess)

Carpet floor, double glazed window to front, radiator, and built-in wardrobe cupboard.

Wet Room

6'10" x 5'6" (2.08m x 1.68m)

Vinyl floor, WC, basin, walk-in shower with wall-mounted shower head, double glazed window to side, radiator, and wall mounted cupboards.















Conservatory
13'1" x 5'8" (3.99m x 1.73m)
Carpet floor, polycarbonate roof, double glazed windows to rear and side aspects, and a double glazed door to the side aspect.

Outside Front
Driveway, grass lawn, hedgerow boundary, access to garage, and wrought iron gate leading to the side and rear.

Outside Rear
Concrete patio, grass lawn, timber shed, timber fence boundaries, and various shrubs, flowers, and trees.

Council Tax
Great Yarmouth Borough Council - 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 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 left hand side before Bussey's Loke.

What 3 Words
///outdoors.reverted.bedding

Ref
G18586/07/26

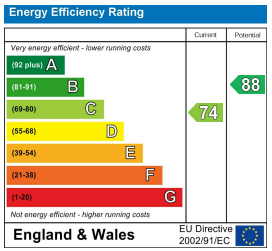
Floor Plan



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.

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