

Aldreds
Estate Agents



58 Mill Lane, Bradwell NR31 8HH

Guide Price £240,000





58 Mill Lane

Bradwell NR31 8HH

- 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.

what3words

///operation.steamed.cloth

Ref: G18595/08/26

Floor Plans

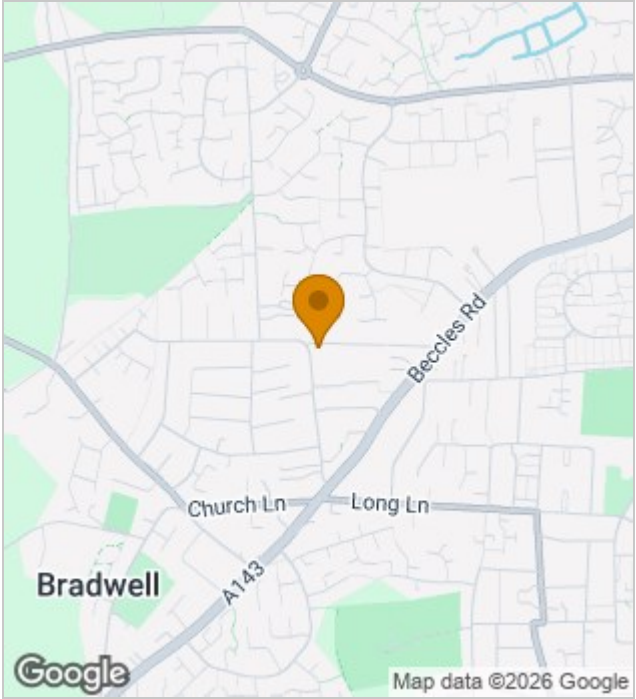


Viewing

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.

Location Map



Energy Performance Graph

