

**Aldreds**  
Estate Agents



Berriedale Jews Lane  
Bradwell, NR31 8PU

Guide Price £260,000 - £270,000



## Berriedale Jews Lane

Bradwell, NR31 8PU

**\*\* GUIDE PRICE £260,000 - £270,000 \*\*** This well-presented two bedroom detached bungalow is ideally positioned in a quiet cul-de-sac location, offering comfortable single-level living with excellent convenience. The property benefits from two spacious double bedrooms, gas central heating and double glazing throughout, creating a warm and energy-efficient home.

Externally, the home features a private driveway and garage, along with an attractive south and west facing L-shaped garden, perfect for enjoying afternoon and evening sun. The property is also well located for nearby transport links and local amenities.

### Entrance Hall/Utility

Concrete floor, double glazed door to side, double glazed window to front, storage cupboards underneath a laminate countertop, opening through to kitchen.

### Kitchen

11'1" x 9'10" (3.38m x 3.02m)

Concrete floor, double glazed window to side, radiator, laminate countertops with under and over counter storage cupboards, space for free standing fridge, washing machine, oven and grill, microwave. Sink and draining board, door leading to inner hallway.

### Inner Hallway

Wood effect floor, access to lounge/diner, 2 bedrooms, shower room and kitchen, loft hatch, radiator, door with side access to rear garden.

### Lounge/Diner

21'3" x 11'1" (6.48m x 3.38m)

Double glazed windows to front and side, two radiators, wood effect flooring.

### Bedroom 1

10'9" x 10'11" (3.28m x 3.35m)

Double glazed window to side, radiator, wood effect flooring.

### Bedroom 2

9'10" x 9'10" (3.02m x 3.02m)

Wood effect flooring, radiator, double glazed French doors to rear garden.





### Shower Room

WC, basin, shower cubicle with wall mounted shower, double glazed window to side, radiator.

### Outside Front

Grass lawn, concrete driveway leading to side door access and garage, combination of brick wall and timber fence boundaries with access gates to rear garden.

### Outside Rear

L shaped garden with grass lawn, concrete patio, timber picket fence sectioning part of the garden, access to garage via attached garden room.

### Council Tax

Great Yarmouth Borough Council - Band C

### Tenure

Freehold

### Services

Mains gas, electric, water, 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 the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the traffic lights past Primrose Way, turn left into Jews Lane where the property can be found on the right hand side.

### What 3 Words

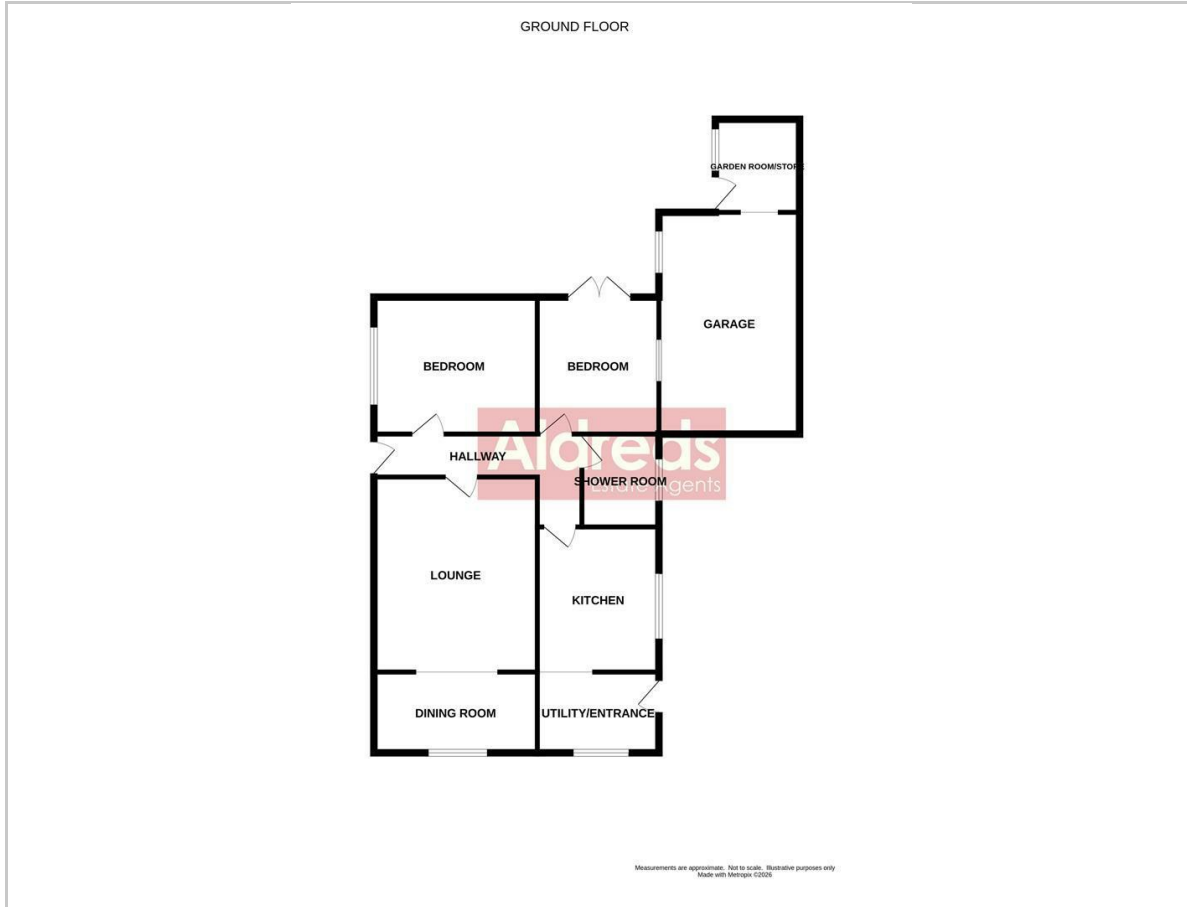
///patch.tango.traffic

### Ref

G18474/03/26



## Floor Plan



## 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

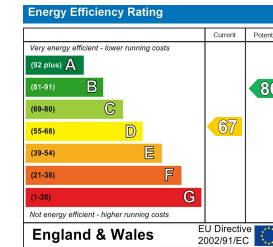
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

## Area Map



## Energy Efficiency Graph



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