



7 Crab Lane

Bradwell, Great Yarmouth, NR31 8DJ

£325,000



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A rare opportunity to purchase a mature but spacious bungalow on a very large plot. Internally there is a large entrance hall, spacious lounge, kitchen, three bedrooms, shower room and a WC. Gas central heating and double glazing. Large gardens to front & rear. Driveway for multiple cars leading to garage. No chain

Entrance Hall

Built in wardrobe, door to front, radiator.

Lounge

19'9" x 13'11" (6.04 x 4.25)

Double glazed window to rear aspect, double glazed window to side aspect, radiator.

Rear Porch

Door to garden.

Kitchen

13'11" x 9'10" (4.25 x 3)

Door to side, double glazed window to rear aspect, double glazed window to side aspect, base & wall units with worktops, sink with drainer, plumbing for washing machine, gas cooker point, gas boiler.

Bedroom 1

13'1" x 11'10" (4 x 3.63)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

Bedroom 2

12'4" x 11'3" (3.77 x 3.43)

Built in wardrobes, double glazed window to side aspect, radiator.

Bedroom 3

9'11" x 9'0" (3.04 x 2.75)

Built in wardrobe, double glazed window to side aspect radiator.

Shower Room

5'10" x 5'2" (1.8 x 1.6)

Shower in cubicle, hand basin, opaque double glazed window to side aspect





WC

Low level WC

Outside

To the front there is a driveway for multiple cars leading to a garage. The garage has an up & over door and benefits from power & light. Lawned garden. To the rear there is a large lawned garden with bushes and shrubs, pond.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

D rating - 64

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.

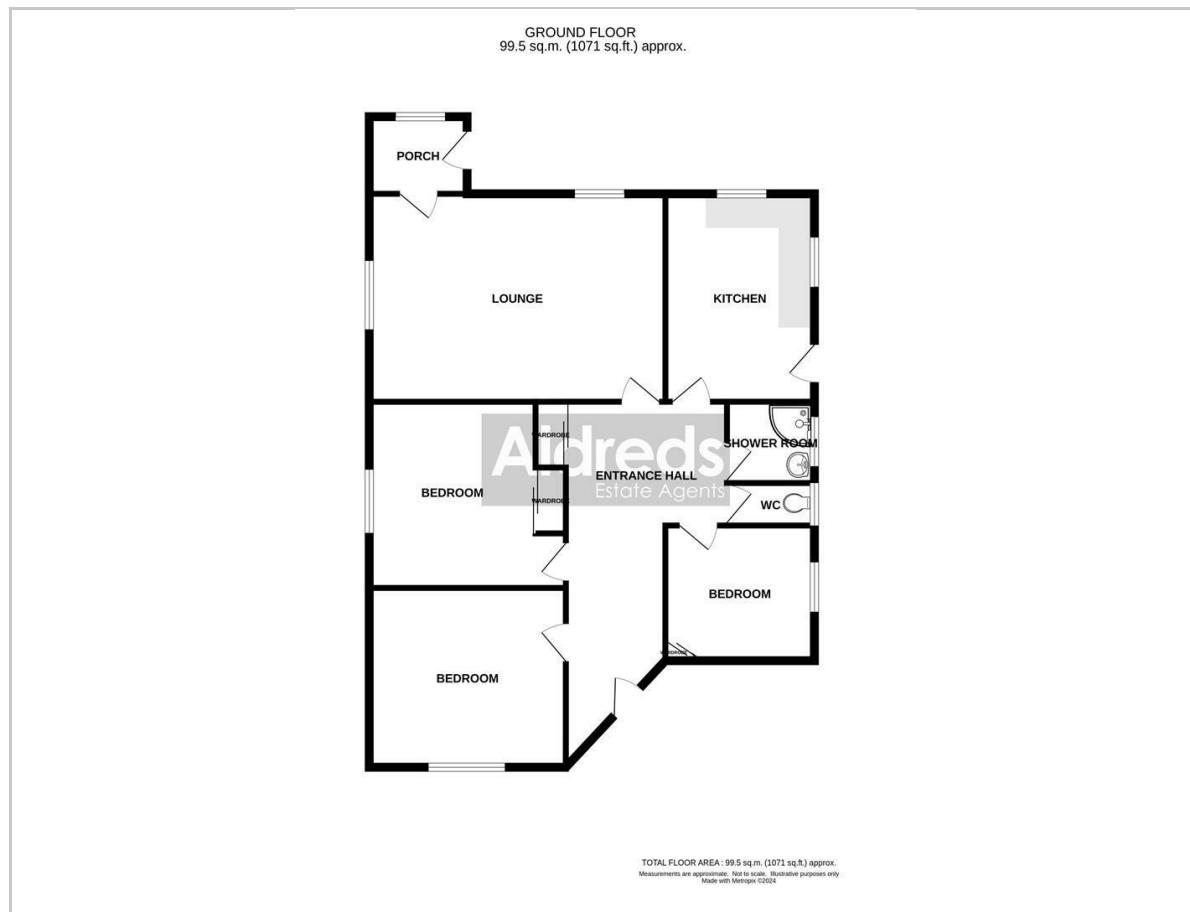
Directions

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 where the property can be found on the right hand side.

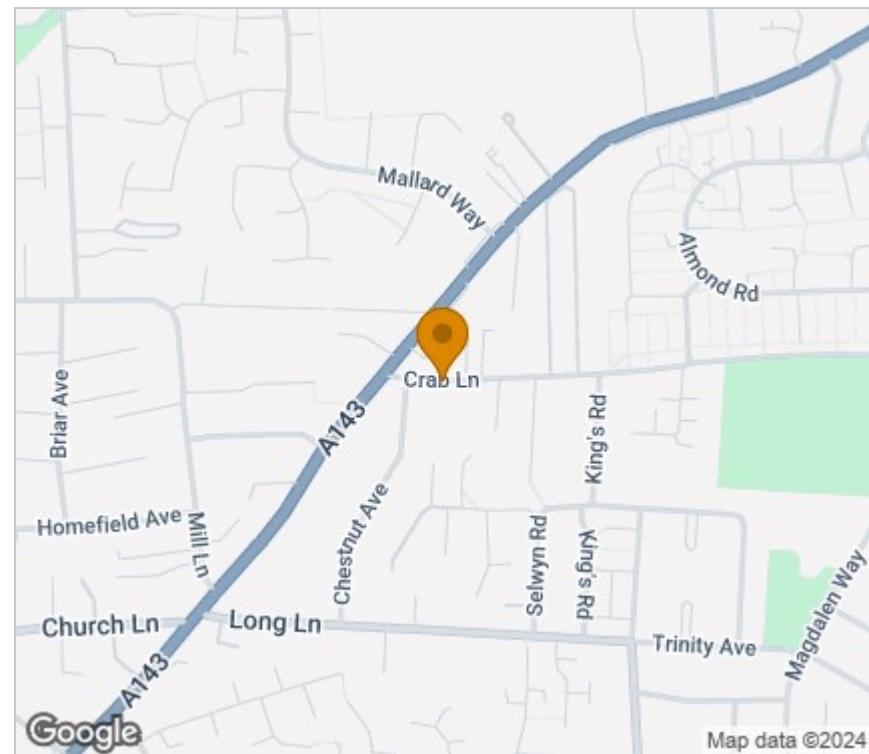
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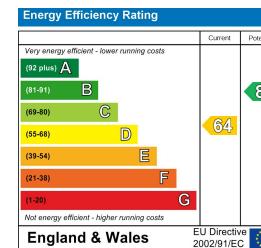
Floor Plan



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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