



Aldreds
Estate Agents

10 Whinchat Way

Bradwell, NR31 8SD

Offers Over £275,000



3



1



2



10 Whinchat Way

Bradwell, NR31 8SD

This well-presented three-bedroom detached home is ideally situated in a desirable cul-de-sac location, offering both privacy and convenience. The property features a spacious layout including a bright conservatory to the rear, perfect for relaxing or entertaining, along with a practical downstairs WC and integral garage. Off-road parking is available for one vehicle, adding to the home's everyday ease.

To the outside, the private rear garden provides a peaceful and secure space for outdoor enjoyment. With excellent transport links and a range of local amenities nearby, this home is perfectly positioned for families and professionals alike seeking comfort, accessibility, and a sought-after setting.

Porch

Vinyl floor, double glazed door and window to front, single glazed door and window going into the property.

Entrance Hall

Carpet floor, stairs to first floor, electric heater, access to lounge, kitchen, cloak room, electric consumer unit found under the stairs.

Cloakroom

Carpet floor, WC, basin, secondary glazed window to rear into conservatory.

Lounge

11'3" x 14'7" (3.44m x 4.46m)

Carpet floor, double glazed window to front, electric heater, access too dining room.

Dining Room

8'3" x 10'4" (2.53m x 3.17m)

Carpet floor, double glazed window to rear, electric heater, serving hatch through to kitchen.

Kitchen

8'9" x 10'4" (2.68m x 3.17m)

Vinyl floor, double glazed window to rear, laminate counter tops with under and over counter storage, sink and draining board, space for free standing oven, washing machine and under counter fridge.

Conservatory

10'11" x 9'1" (plus recess) (3.35m x 2.78m (plus recess))

Vinyl floor, double glazed windows to rear and side, double glazed window to side including access into garage with separate window, outside tap, polycarbonate roof.

Garage

8'0" x 16'8" (2.46m x 5.10m)

Concrete floor, electricity connection, up and over door to front.

Landing

Carpet floor, double glazed window to side, cupboard, access to 3 bedrooms and bathroom, loft hatch.

Bedroom 1

10'3" x 12'5" (3.14m x 3.79m)

Carpet floor, double glazed window to rear, electric heater, fitted wardrobes.

Bedroom 2

8'11" x 12'7" (2.73m x 3.86m)

Carpet floor, double glazed window to front, electric heater, fitted wardrobes.

Bedroom 3

8'3" x 7'5" (2.53m x 2.28m)

Carpet floor, double glazed window to front, electric heater, over stairs cupboard.





Bathroom

6'11" x5'6" (2.13m x1.69m)

Carpet floor, double glazed window to rear, WC, basin with vanity unit, bath tub with wall mounted shower head adaption.

Outside Front

Concrete path to front door, brick wall boundaries.

Outside Rear

Combination of artificial lawn, decorative shrubs, decked footpath and concrete patio with timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band C

Tenure

Freehold

Services

Mains electric, water, drainage, electric room heaters.

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 right into Beccles Road, turn left into Mallard Way, turn left into Whinchat Way where the property can be found in front of you.

What 3 Words

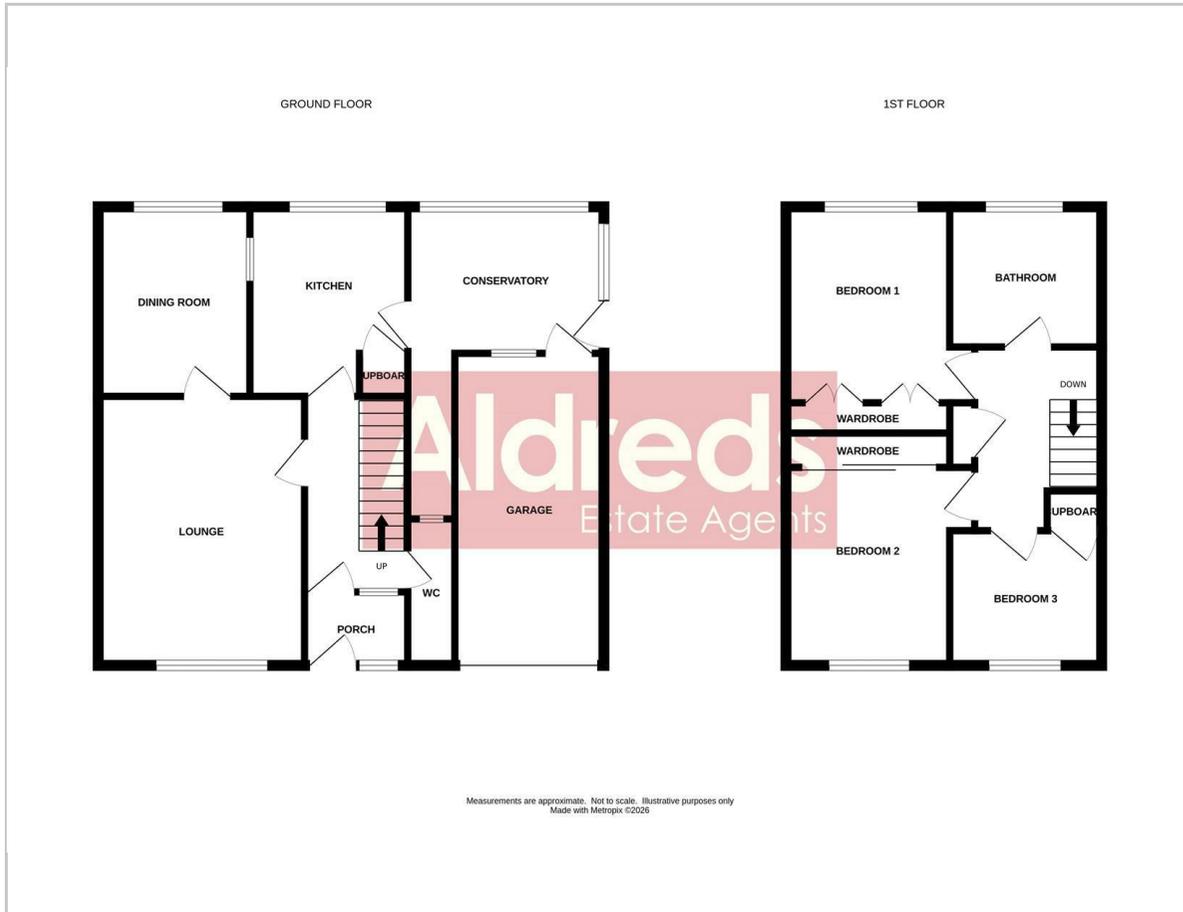
///trapdoor.voters.lordship

Ref

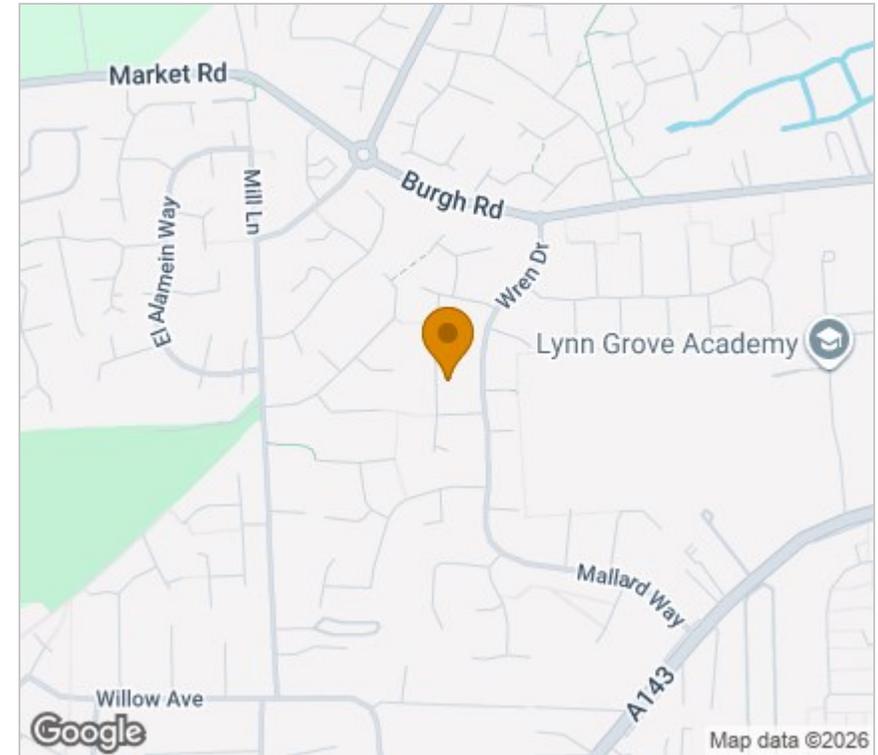
G18475/03/26



Floor Plan



Area Map



Viewing

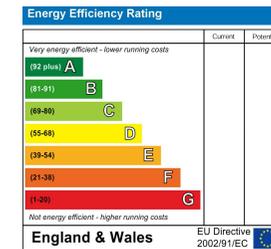
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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.

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