

Aldreds
Estate Agents



1 Lark Way

Bradwell, Great Yarmouth, NR31 8SB

£270,000



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Bradwell, Great Yarmouth, NR31

This extended detached bungalow is offered for sale with no onward chain. The spacious extension provides either an extra bedroom or another reception room, in addition to a long lounge/diner, kitchen/breakfast room, 2 bedrooms (both with large built-in wardrobes) and a bathroom. The property benefits from gas central heating, UPVC double glazed windows and doors, a south facing rear garden, garage and long driveway.

Entrance Hall

UPVC entrance door with two double glazed panels. Radiator. Built-in storage cupboard. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Coved and textured ceiling. Loft access hatch.

Lounge/Diner

21'6" x 11'0" (6.55m x 3.35m)

Two radiators. Television television and telephone points. Coved and textured ceiling. UPVC double glazed window windows to front and side aspects.

Kitchen/Breakfast Room

14'2" x 10'8" (4.32m x 3.25m)

Worktops with cupboards and drawers below. Stainless steel single drainer one and a half bowl sink with mixer tap. Tiled splashback. Matching wall 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. Further utility space below worktop for refrigerator. Tiled floor. Radiator. Wall mounted gas fired boiler. Coved and textured ceiling. UPVC double glazed windows to side and rear aspects. UPVC door with double glazed panel to side.

Sitting Room/Bedroom 3

15'2" x 12'6" (4.62m x 3.81m)

Two radiators. Television point. Coved and textured ceiling. UPVC double glazed window to side aspect. UPVC double glazed doors leading out to a paved patio and the rear garden.

Bedroom 1

10'9" x 8'11" (3.28m x 2.72m)

Radiator. Built-in wardrobes along one wall with three floor-to-ceiling sliding mirrored doors. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 2

9'5" x 8'9" plus door recess (2.87m x 2.67m plus door recess)

Radiator. Large built-in wardrobe with two floor-to-ceiling sliding mirrored doors. Coved and textured ceiling. UPVC double glazed window to side aspect.





Bathroom

6'3" x 6'2" (1.91m x 1.88m)

Panelled bath with tile surround. Pedestal wash basin with tiled splashback. WC. Radiator. Coved and textured ceiling. UPVC double glazed window to side.

Outside

The front garden is laid to lawn with established flower and shrub beds. A brick weave driveway widens to the front of the property and leads through double wrought iron gates to a detached single garage 5.49m x 2.59m (18'0" x 8'6") with up-and-over door, light and power. A gate between the property and the garage leads to the rear garden which is enclosed, south facing with a paved patio to the immediate rear of the property and steps between raised flower beds up to the lawn. Timber and felt roof garden shed. Greenhouse.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

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 north along the High Street which continues into High Road. At the traffic lights turn left onto Beccles Road and at the roundabout take the third exit into Burgh Road, continuing to Bradwell. At the mini-roundabout turn left onto Wren Drive. Follow the road, passing Redwing Drive and Whinchat Way on the right and take the next right hand turn into Lark Way, where the property will be found on the left hand side.

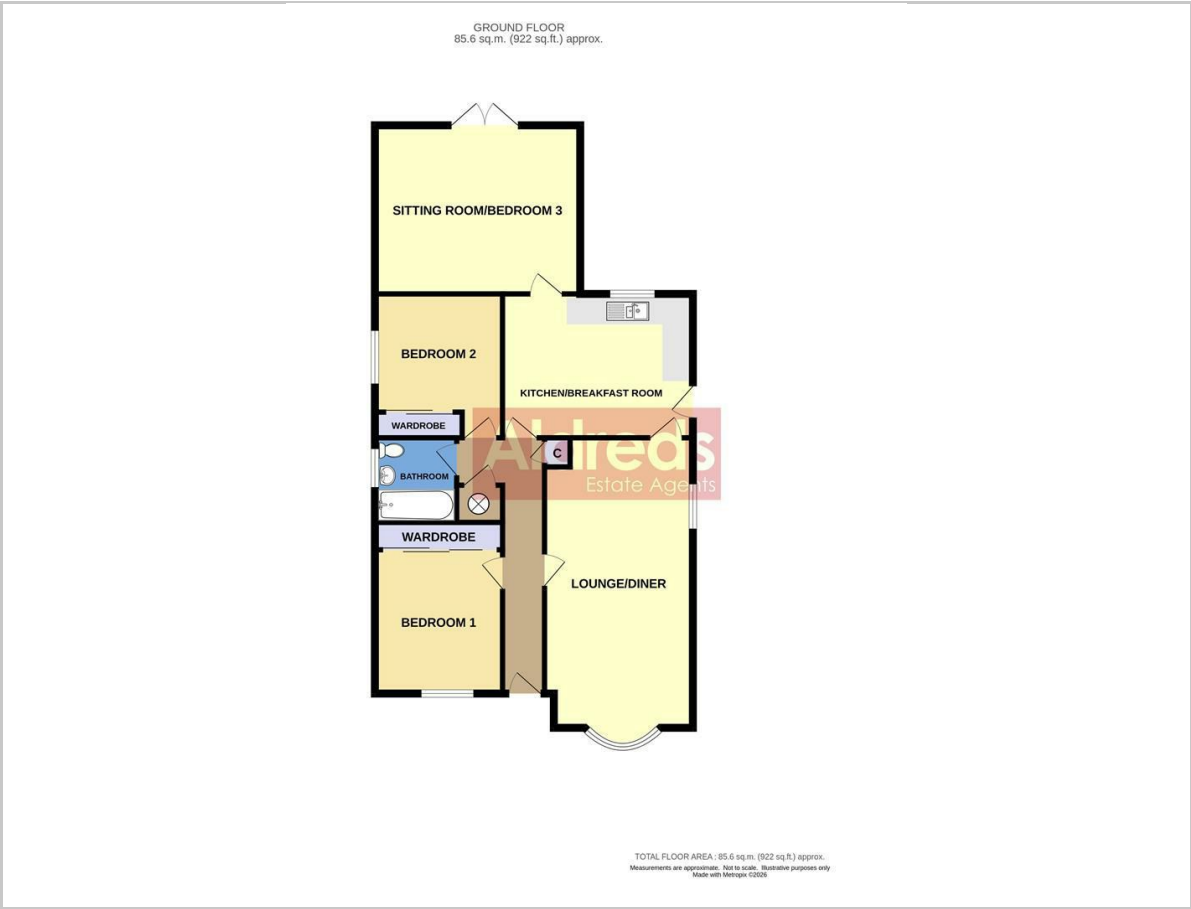
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Floor Plan

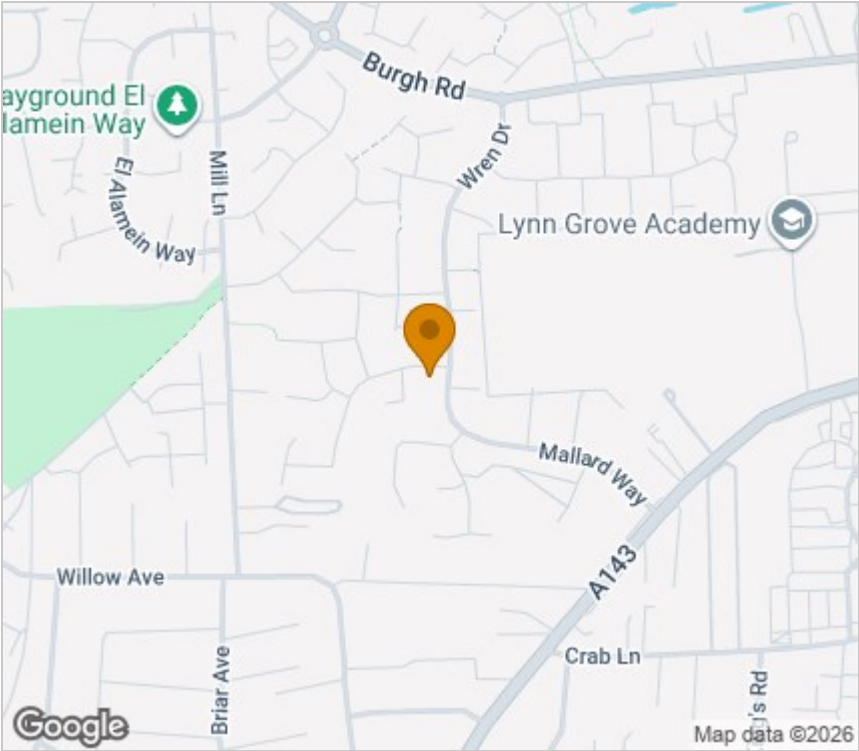


Viewing

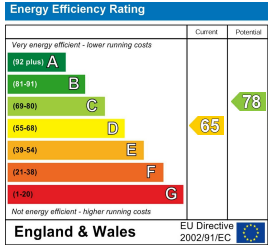
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Area Map



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