

**Aldreds**  
Estate Agents



11 Maple Gardens

Bradwell, NR31 8ND

£190,000



## 11 Maple Gardens

Bradwell, NR31 8ND

**\*\*\*Chain Free\*\*\*** This well-presented 2-bedroom semi-detached bungalow is offered chain free and tucked away in a quiet cul-de-sac. It features a private driveway with ample parking, a generously sized rear garden, and a useful conservatory/utility room to the rear. The home is double glazed throughout and offers bright, comfortable living spaces. Ideally located close to transport links and local amenities, this property provides convenient, low maintenance living in a desirable residential area. Viewing is highly recommended.

### Porch

Double glazed door to the side, wooden access door to property, carpet floor.

### Entrance Hall

Carpet floor, electric heater, loft hatch, access to lounge, kitchen, two bedrooms and shower room.

### Lounge

10'2" x 13'9" (3.1m x 4.2m)

Carpet floor, electric heater, electric fire, double glazed window to front.

### Kitchen

8'10" x 7'2" (2.7m x 2.2m)

Vinyl floor, single glazed window to rear, laminate counter tops, wall mounted and under counter cupboards, sink and draining board, space for cooker and under counter fridge.

### Bedroom 1

10'2" x 12'9" (3.1m x 3.9m)

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

### Bedroom 2

10'5" x 8'10" (max) (I shape) (3.2m x 2.7m (max) (I shape))

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

### Shower Room

5'2" x 6'6" (1.6m x 2.0m)

Tile floor, WC, basin with vanity unit, corner shower cubicle with wall mounted shower, double glazed window to side.





### Conservatory

8'10" x 7'10" (2.7m x 2.4m)

Carpet floor, double glazed door to rear, double glazed windows to side and rear, laminate counter top with under counter cupboards, space for washing machine.

### Outside Front

Brick weave driveway, brick wall boundaries, access around the side of the property to rear garden.

### Outside Rear

Grass lawn, concrete patio, timber fence boundaries, 2 timber sheds.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### Services

Mains electric, water, drainage, electric room heaters.

### Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and continue over the roundabout and the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. At the traffic lights turn right into Mill Lane, turn immediately left into Homefield Avenue, turn right into Briar Avenue, turn right into Maple Gardens where the property can be found on the left hand side.

### 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.

### What 3 Words

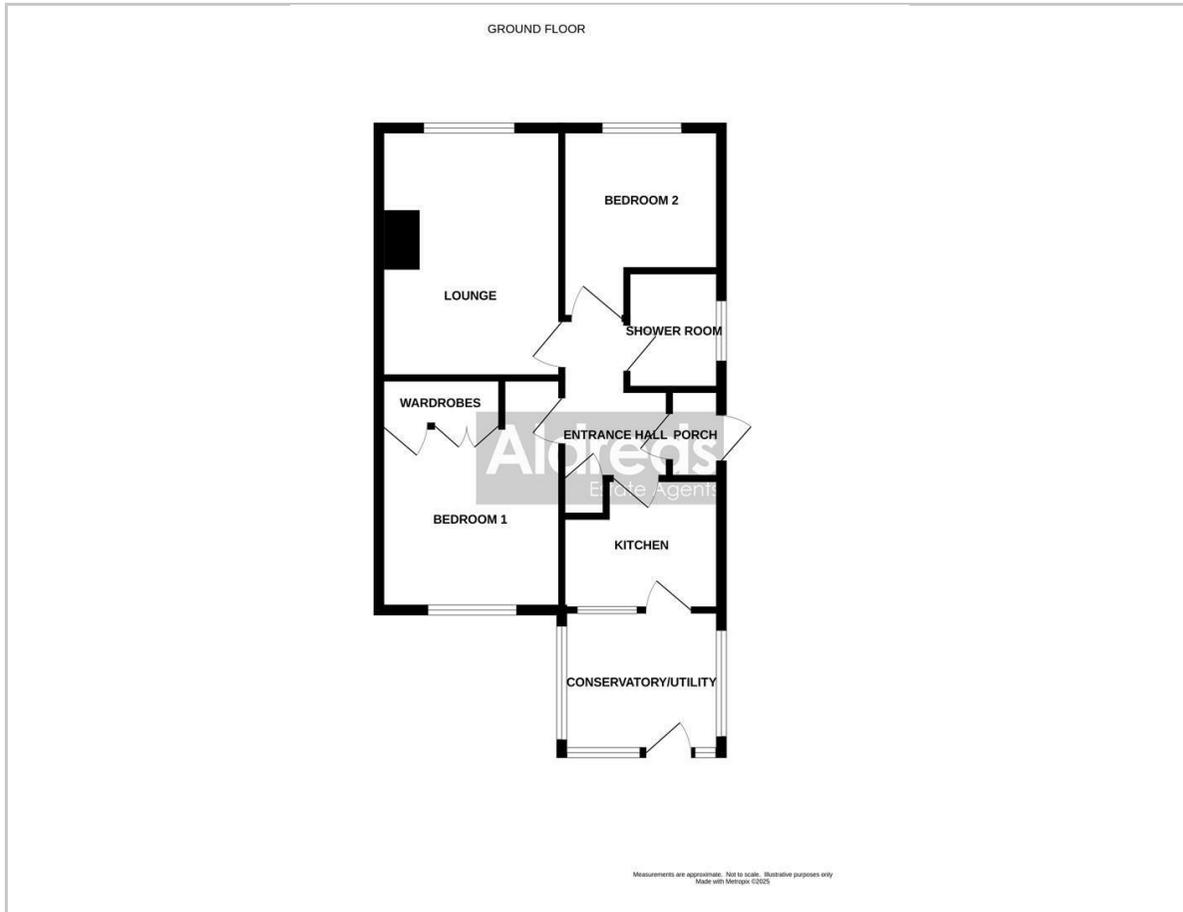
///publisher.posting.rely

### Ref

G18420/12/25



## Floor Plan



## Viewing

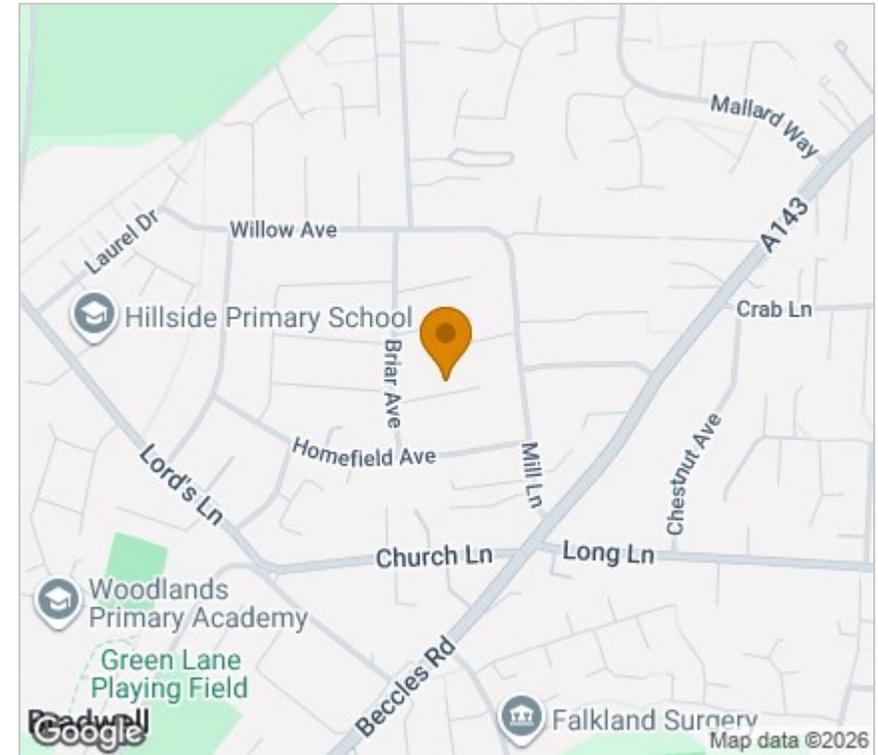
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

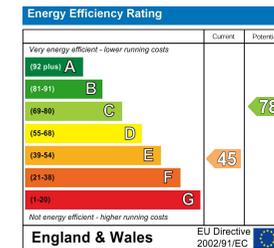
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only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