

**Aldreds**  
Estate Agents



21 Mill Lane

Bradwell, NR31 8HL

Guide Price £220,000



## 21 Mill Lane

Bradwell, NR31 8HL

\*\*\*Guide Price - £220,000-£230,000\*\*\* This well-presented two bedroom detached bungalow is offered chain free and boasts generous proportions throughout, making it an ideal home for those seeking comfortable single-level living. The property features a bright and spacious rear conservatory/sun room. A modernised walk-in shower room adds a stylish and practical touch, while gas central heating ensures year-round comfort.

Externally, the home benefits from a private driveway providing off-road parking for two vehicles, along with a well-maintained rear garden offering both privacy and space to unwind. Conveniently located close to local amenities and excellent transport links, this property combines peaceful living with everyday accessibility, making it a superb choice for a range of buyers.

### Entrance Hall

Carpet floor, single glazed door to front, radiator, access to lounge, kitchen, 2 bedrooms, shower room, airing cupboard and loft hatch.

### Lounge

13'1" x 12'11" (4.01m x 3.96m)

Double glazed bay window to front, double glazed window to side, carpet floor, radiator, gas fire.

### Kitchen/Diner

13'1" x 11'10" (3.99m x 3.63m)

Vinyl floor, double glazed window to side, single glazed window and door into rear conservatory, wall mounted gas boiler, inset cupboard space, laminate counter tops with wall mounted and under counter storage, sink and draining board, space for separate fridge and freezer, electric oven.

### Conservatory/Sun Room

11'1" x 10'9" (3.38m x 3.28m)

Carpet floor, double glazed door to side, double glazed windows to sides and rear, space for washing machine, electric wall heater, fitted blinds, polycarbonate roof.

### Bedroom 1

12'0" x 10'0" (3.66m x 3.07m)

Carpet floor, double glazed window to front, radiator, built in cupboard.

### Bedroom 2

10'11" x 10'0" (3.35m x 3.07m)

Carpet floor, radiator, double glazed window to rear, built in cupboard.





### Shower Room

Vinyl floor, double glazed window to rear, WC, basin with vanity unit, walk-in shower cubicle with wall mounted shower, glass screen and panel splashback.

### Outside Front

Grass lawn, concrete driveway leading to rear, brick wall boundaries, path to front and side doors.

### Outside Rear

Grass lawn, decorative shrubs, timber fence boundaries.

### Tenure

Freehold

### Council Tax

Great Yarmouth Borough Council - Band C

### Services

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

### What 3 Words

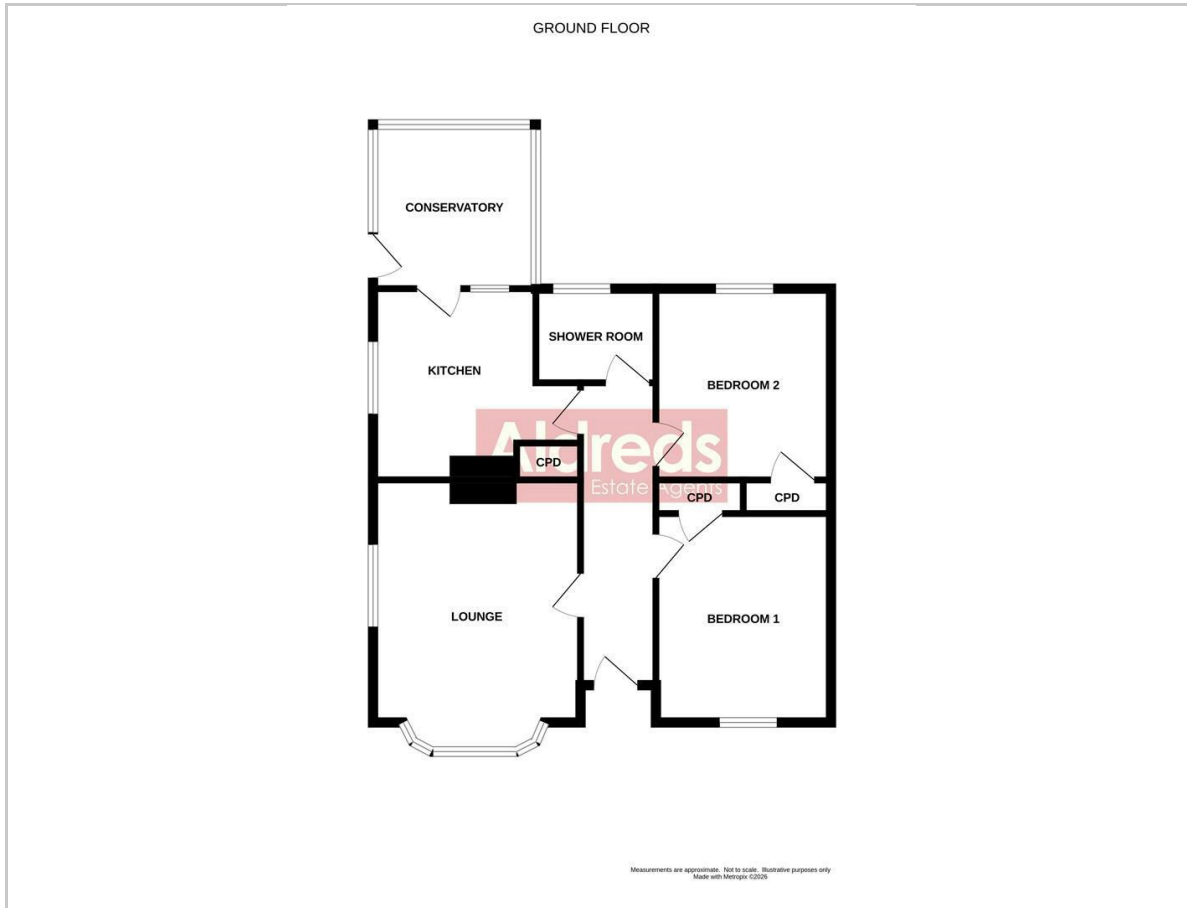
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### Ref

G18490/04/26



## Floor Plan



## Viewing

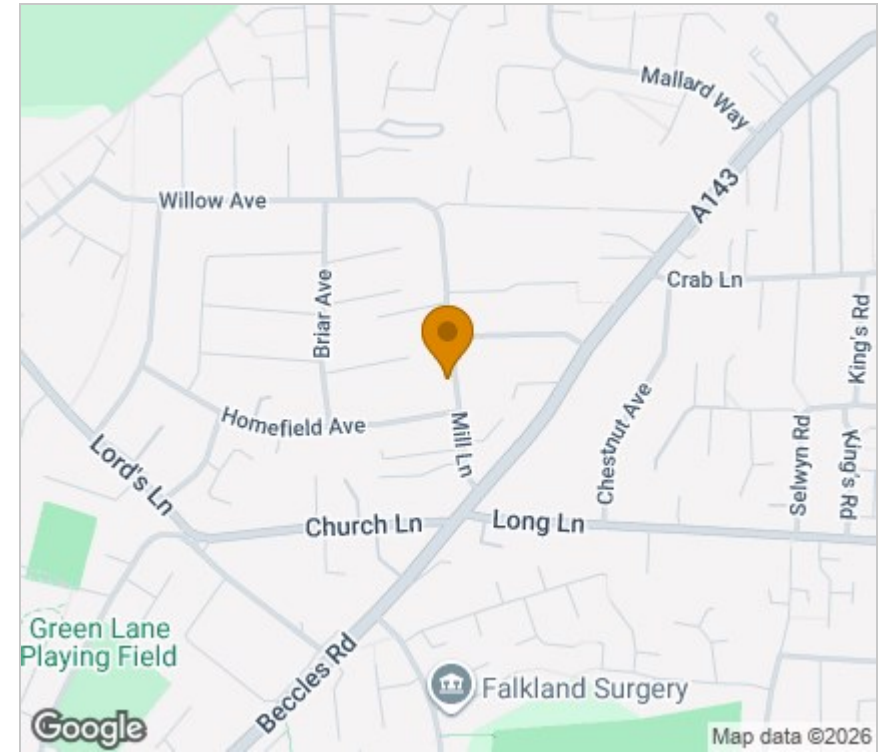
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

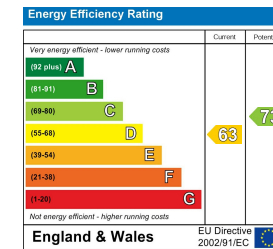
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## Area Map



## Energy Efficiency Graph



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