



Aldreds
Estate Agents

Wisteria Chestnut Avenue
Bradwell, Great Yarmouth, NR31 8PL
Offers In Excess Of £220,000



Wisteria Chestnut

Bradwell, Great Yarmouth, NR31

Built in 2009, this 2 bedroom detached bungalow in a sought after location, close to amenities. The property is offered for sale with no onward chain and benefits from gas underfloor heating with individual thermostat controls in each of the rooms. This bungalow would be ideal for buyers seeking a detached home with limited outside space.

Entrance Hall

14'11" x 3'1" (4.55m x 0.94m)

UPVC entrance door with spy hole and double glazed panel with double glazed panels on either side. Thermostat control for underfloor heating. Built-in storage cupboard with a wall mounted gas fired combination boiler. Loft access hatch.

Lounge/Diner

15'7" x 9'8" (4.75m x 2.95m)

Thermostat control for underfloor heating. Television and telephone points. Bow window with UPVC double glazed windows to front.

Kitchen

12'3" x 7'8" (3.73m x 2.34m)

Worktops with cupboards and drawers below. Inset stainless steel single drainer sink with tiled splashback. Matching wall cupboards with some concealed lighting below. Tall unit with a built-in fan assisted double oven and grill, with cupboards above and below. Tall shelved storage cupboard. Inset four electric hob with a stainless steel extractor above. Integrated washing machine. Integrated fridge/freezer. Breakfast bar. Telephone point. Thermostat control for underfloor heating. UPVC double glazed windows to front and rear aspects. UPVC door with double glazed panel to the rear pathway.

Bedroom 1

12'3" x 9'8" (3.73m x 2.95m)

Thermostat control for underfloor heating. Television and telephone points. Fitted wardrobes with integral drawers and a matching separate three drawer unit. UPVC double glazed window to rear.





Bedroom 2

8'8" x 8'8" max (2.64m x 2.64m max)

Thermostat control for underfloor heating. Television point. UPVC double glazed window to rear.

Shower Room

8'8" x 5'9" (2.64m x 1.75m)

Fully tiled walls and a large walk-in shower with a thermostatic mixer shower. White pedestal wash basin and WC. Anti-slip floor. Towel radiator. Light and shaver point. Extractor. UPVC double glazed window to rear.

Outside

The entire area to the front and side of the property has been brick weaved for low maintenance and provides a small garden area to the side of the property with a timber built summer house and off-road parking space to the front of the property. The brick weave slopes gently up to the front door for easy wheelchair access. There is only a paved pathway to the rear and other side of the property.

Tenure

Freehold

Services

Mains electricity, gas, water and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

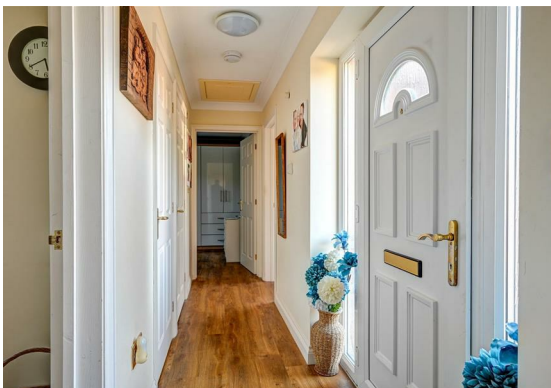
Location

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.

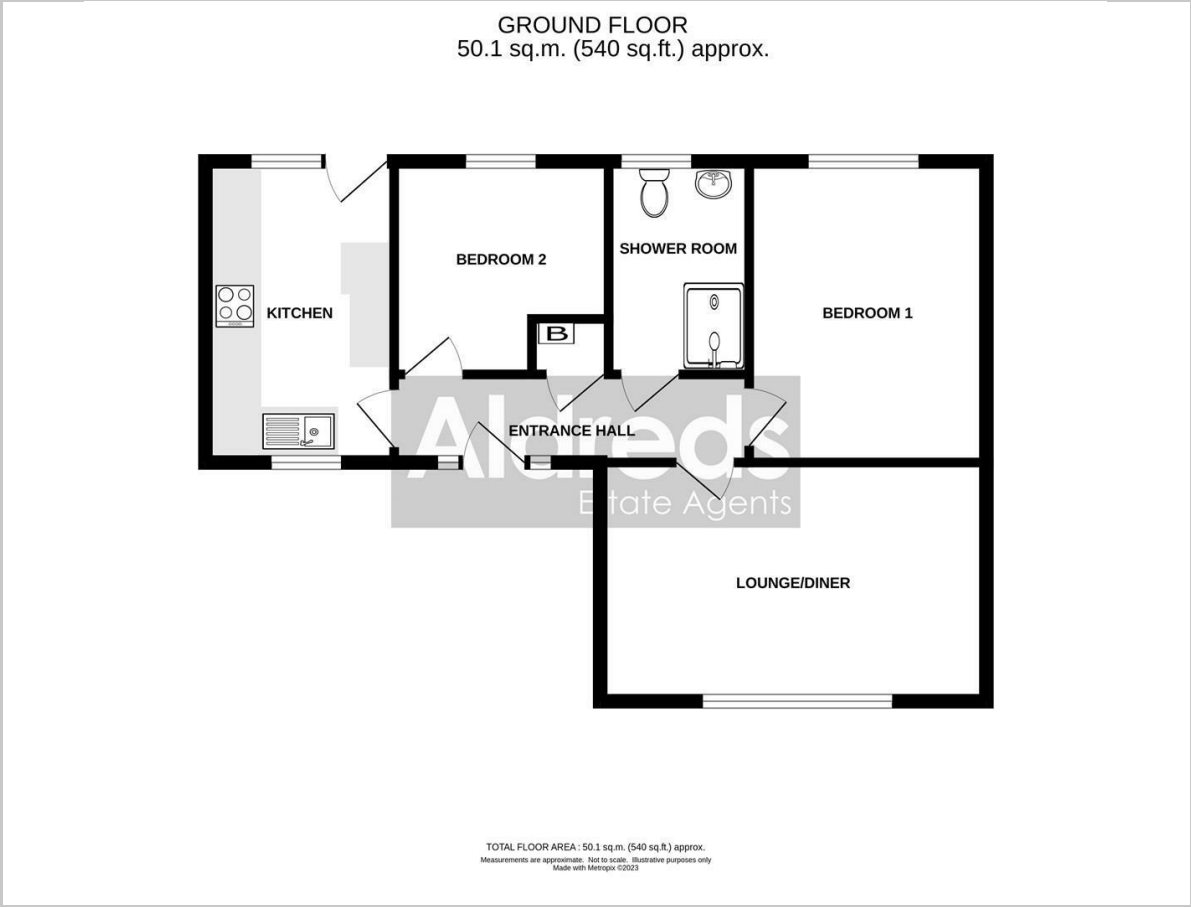
Directions

From the Gorleston office head 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, continue into Bradwell, turn left into Chestnut Avenue where the property can be found on the left hand side.

Ref: G17975/11/23



Floor Plan

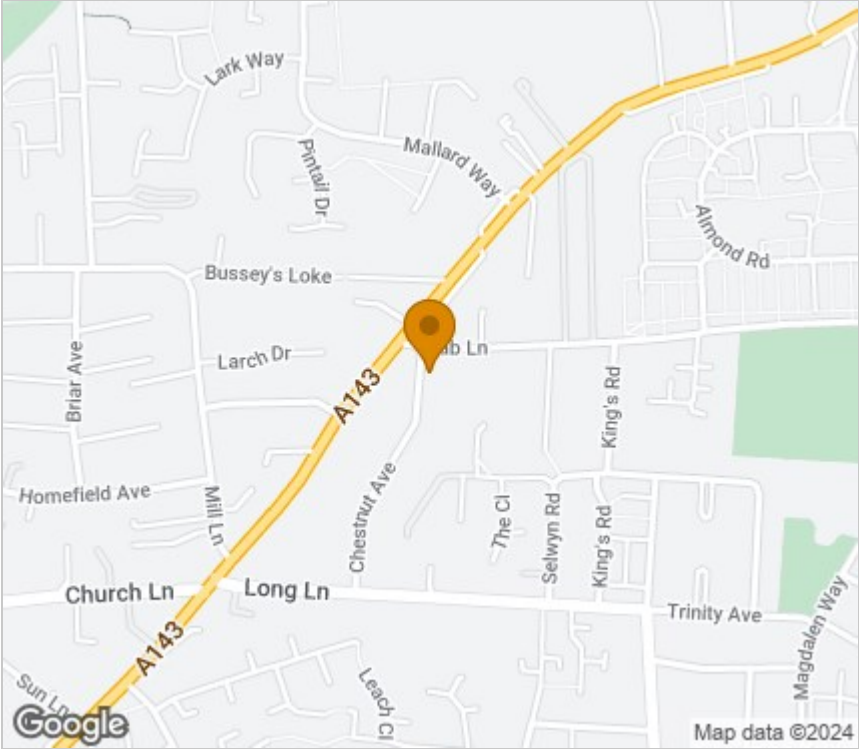


Viewing

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

