



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

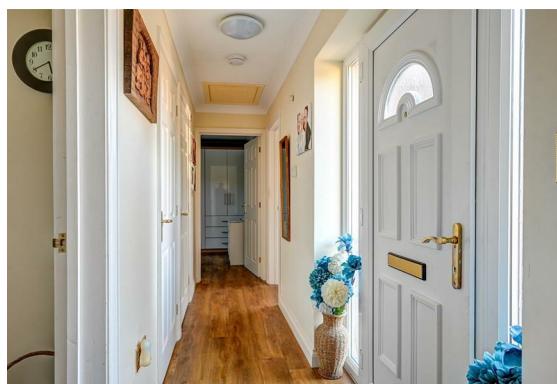
Location

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.

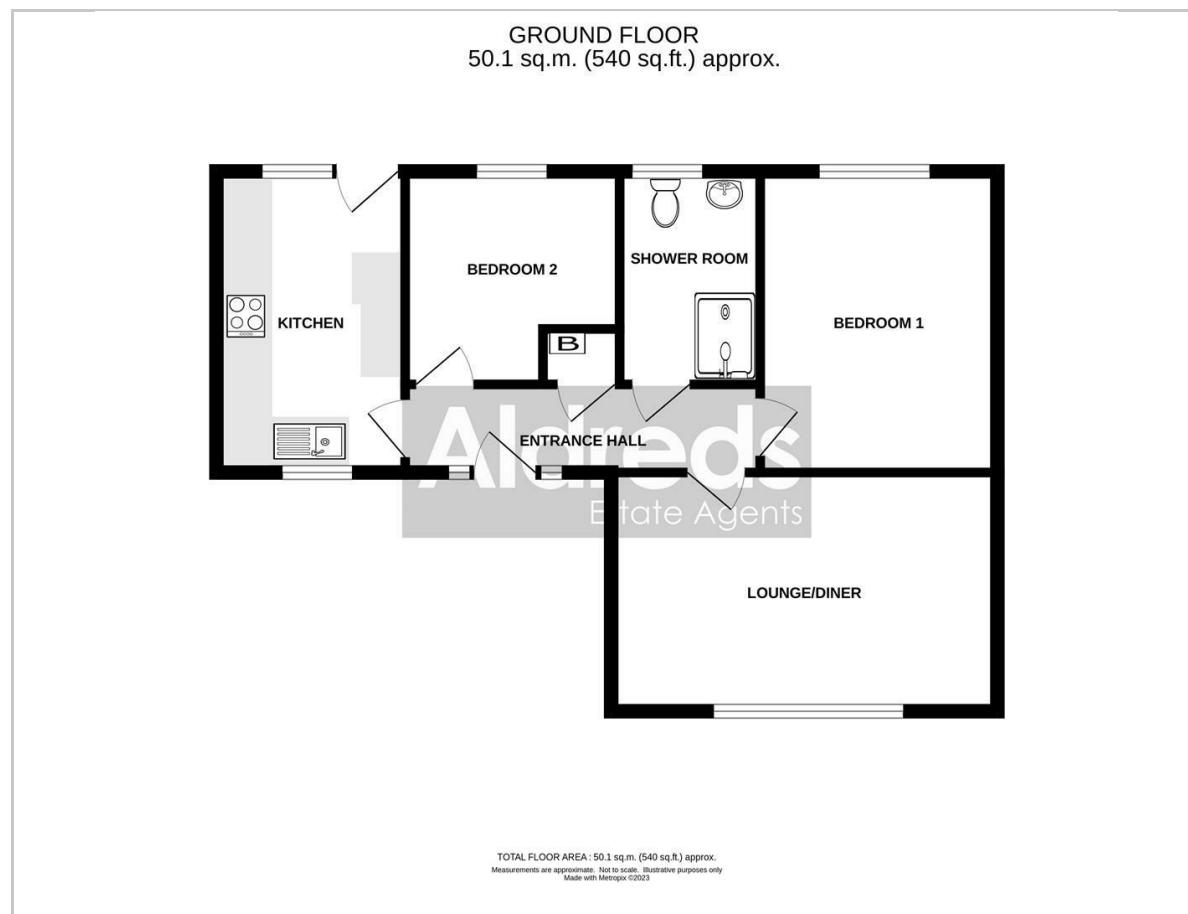
Directions

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.

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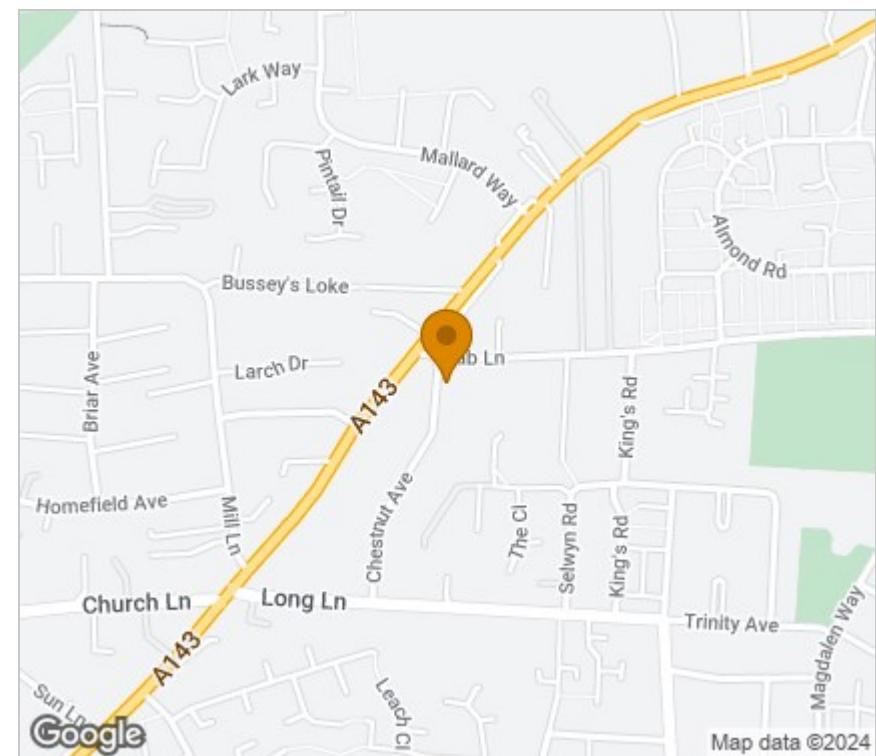
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Area Map



Energy Efficiency Graph

