

Aldreds
Estate Agents



58 Howard's Way, Bradwell NR31 9FU

£300,000





58 Howard's Way

Bradwell NR31 9FU

- Detached Family Home
- En-suite Shower Room & Bathroom
- Kitchen/Diner
- Ground Floor Cloakroom
- Larger than Average Rear Garden
- 3 Double Bedrooms
- Lounge
- Utility Room
- Gas Central Heating & UPVC Double Glazing
- Long Driveway & Garage

This detached family home stands on wide corner plot and offers beautifully presented accommodation including 3 double bedrooms, en-suite shower room, bathroom, lounge with a media wall, kitchen/diner, utility room and a ground floor cloakroom. The owner obtained planning permission for a single storey side extension in 2024. In addition, the property benefits from gas central heating, UPVC double glazing and a long driveway to a garage. Larger than average low maintenance rear garden.

£300,000



Entrance Hall

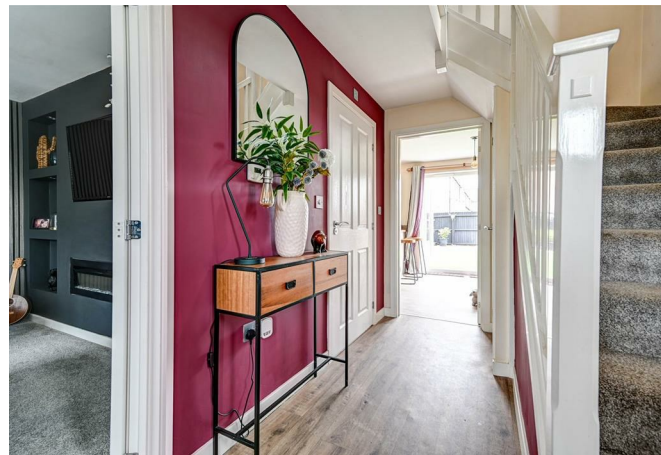
Entrance door with two double glazed panels and spy hole. Radiator. Electronic thermostat control for heating. Built-in under stairs storage cupboard. Staircase to first floor landing. UPVC double glazed window to side aspect.

Cloakroom

White WC and pedestal hand wash basin with tiled splashback. Radiator. Extractor.

Lounge 12'10" x 11'8" to media wall (3.91m x 3.56m to media wall)

Radiator. Media wall with display recesses and downlighter spotlights, space for a flatscreen television and an electric fire. UPVC double glazed window to front aspect.





Kitchen/Diner 18'0" x 9'3" (5.49m x 2.82m)

Worktops with matching upstands and cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Integrated dishwasher. Built-in fan assisted oven and grill. Four ring gas hob with a stainless steel tractor above. Space for fridge/freezer. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed doors to the rear garden.

Utility Room 7'6" x 5'3" (2.29m x 1.60m)

Worktop with cupboard and drawers below. Utility space below worktop with plumbing for washing machine and a further utility space for a condensing tumble dryer. Radiator. Wall mounted gas fired boiler. Door with double glazed panel to side.

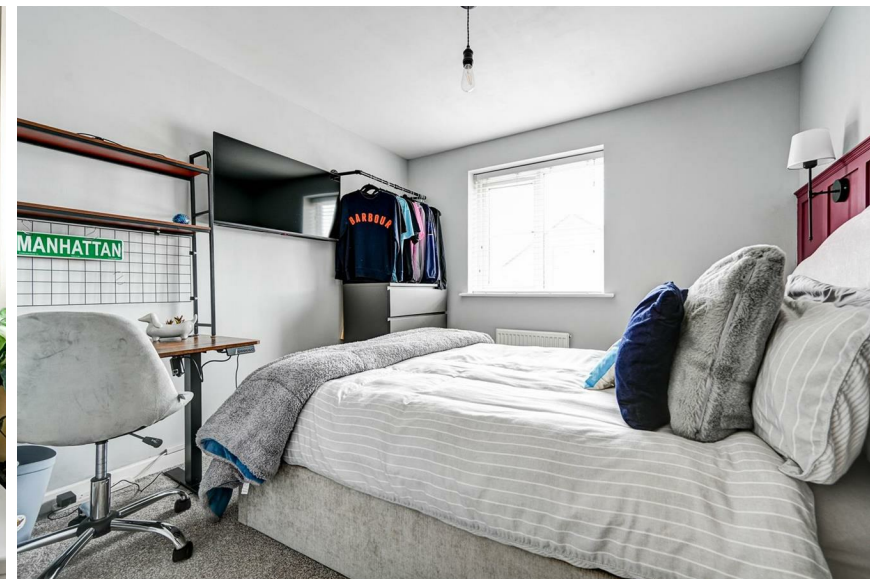
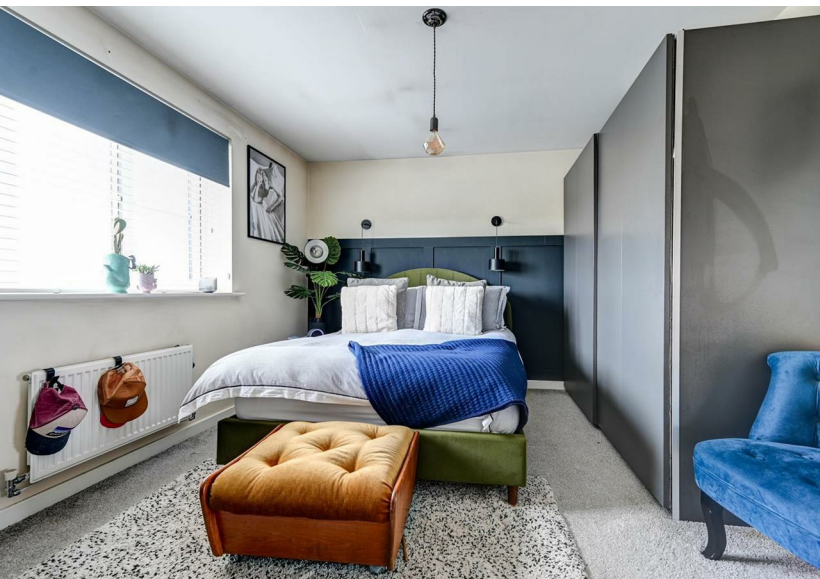
First Floor

Landing

Built-in linen cupboard with slatted shelves. Loft access hatch. UPVC double glazed window to side aspect.

Bedroom 1 12'11" max x 10'8" (3.94m max x 3.25m)

Radiator. Television point. UPVC double glazed window to front aspect.



En-suite Shower Room 5'10" x 5'4" (1.78m x 1.63m)

Tiled corner shower cubicle with a mixer shower, shower attachment and a rainfall fitting above. Pedestal wash basin with tiled splashback. WC. Radiator. Extractor. UPVC double glazed window to front.

Bedroom 2 9'6" x 9'6" (2.90m x 2.90m)

Radiator. UPVC double glazed window to rear aspect.

Bedroom 3 9'6" x 8'3" (2.90m x 2.51m)

Radiator. UPVC double glazed window to rear aspect.

Bathroom 6'9" x 5'7" (2.06m x 1.70m)

White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. Radiator. Extractor. UPVC double glazed window to side.

Outside

The front garden has been shingled for low maintenance and there is a lawned garden area to the side of the house. The rear garden has been landscaped with an artificial lawn and paved pathways leading around the lawn to a raised paved patio area. A gate to the rear boundary provides access to a long driveway leading to a single garage with up-and-over door, light and power. Outside cold water tap to the rear of the property.



Tenure

Leasehold - for a term of 999 years from the 1st of January 2015. Ground Rent payable of £ per annum. There is an estate charge payable of £ per annum.

Planning

The vendor was granted planning permission on 17/05/2024 for a single storey side extension to enlarge the kitchen/diner. The plans are available to be viewed on Great Yarmouth Borough Council's Planning Portal under the reference: 06/24/0371/HH

Services

Mains water, gas, electricity and drainage.

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.

what3words

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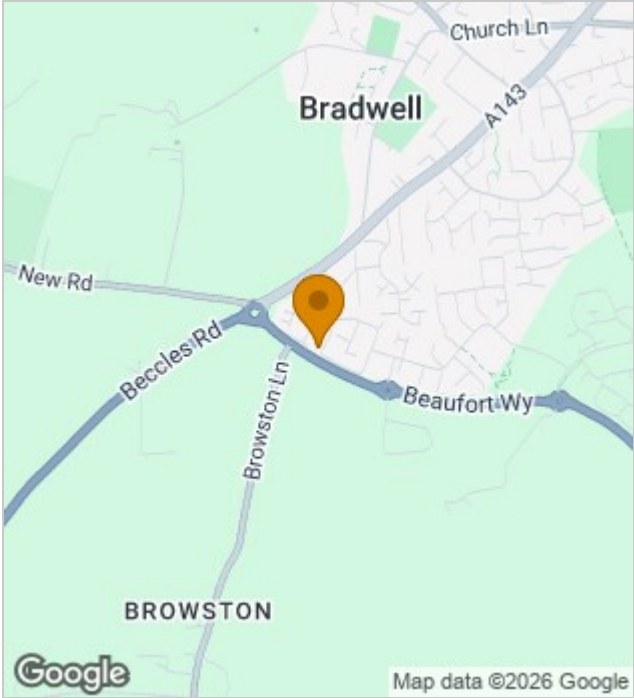
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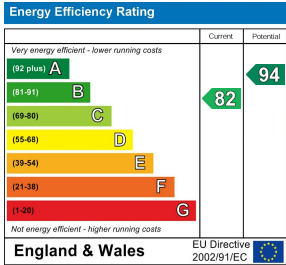
Floor Plans



Location Map



Energy Performance Graph



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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