

Aldreds
Estate Agents



16 Hickory Gardens, Bradwell, NR31 8NH

£285,000





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- Extended Detached Bungalow
- Cul-de-sac Location
- Separate Dining Room
- Shower Room
- Driveway & Garage
- 3 Bedrooms
- Lounge
- Kitchen
- Gas Central Heating & UPVC Double Glazed Windows
- Established 'Wraparound' Gardens

This extended detached 3-bedroom bungalow stands in a lovely position at the end of a cul-de-sac with a mature wraparound garden and is offered for sale with no onward chain for the first time in 50 years. The property offers lounge, separate dining room, combined L-shape kitchen/utility, shower room and benefits from gas central heating and UPVC double glazed windows.



Entrance Hall

UPVC entrance door with spy hole. Radiator. Thermostat control heating. Built-in linen cupboard with slatted shelves. Loft access hatch.

Lounge 14'11" x 11'11" (4.55m x 3.63m)

Radiator. Coal effect living flame gas fire with stone surround and hearth. Coved and textured ceiling. UPVC double glazed window to front aspect. Wide open archway to dining room.

Dining Room 12'10" x 9'6" (3.91m x 2.90m)

Radiator. Coved and textured ceiling. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the garden.

Kitchen 12'7" max x 9'5" max + 9'6" x 7'4" (3.84m max x 2.87m max + 2.90m x 2.24m)

Worktops were a range of cupboards and drawers below. One and a half bowl single drainer sink with mixed tap. Tiled splashbacks. Matching wall cupboards, tall cupboard and glass fronted display cupboards. Tall unit with cupboards above and below a built-in fan assisted double oven. Four ringing electric hob. Utility spaces below worktops with plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas fired boiler. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect. UPVC door with double glazed panel to the rear garden.





Bedroom 1 13'9" x 10'8" (4.19m x 3.25m)

Radiator. Coving. UPVC double glazed window to side aspect.

Bedroom 2 11'9" x 7'11" + door recess (3.58m x 2.41m + door recess)

Radiator. Coving. UPVC double glazed window to side aspect.

Bedroom 3 7'11" x 7'4" (2.41m x 2.24m)

Radiator. Built-in wardrobe. Coving. UPVC double glazed window to front aspect.

Shower Room 7'10" x 7'4" (2.39m x 2.24m)

Large walk-in shower cubicle with a mixer shower. White pedestal wash basin. WC. Tiled floor. Towel radiator. Shaver point. Part tiled walls. Smooth plaster ceiling. Coving. UPVC double glazed window to rear.

Outside

A driveway widens to the side of the property and leads to a detached single garage with up and over door, UPVC double glazed window and door with single glazed panel to side. There are well established gardens to the rear and side of the property with an abundance of trees and shrubs. The garden is partly laid to lawn with a paved patio to the south side of the property.

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.

Directions

From the Gorleston office head South along the High Street and 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 and take the first turning on the right onto Bradwell Avenue. At the 'T' junction, turn right onto Mill Lane. Follow Mill Lane round to the left and take the first turning on the left onto Briar Avenue and then first left onto Hickory Gardens where the property will be found at the far end on the right hand side.

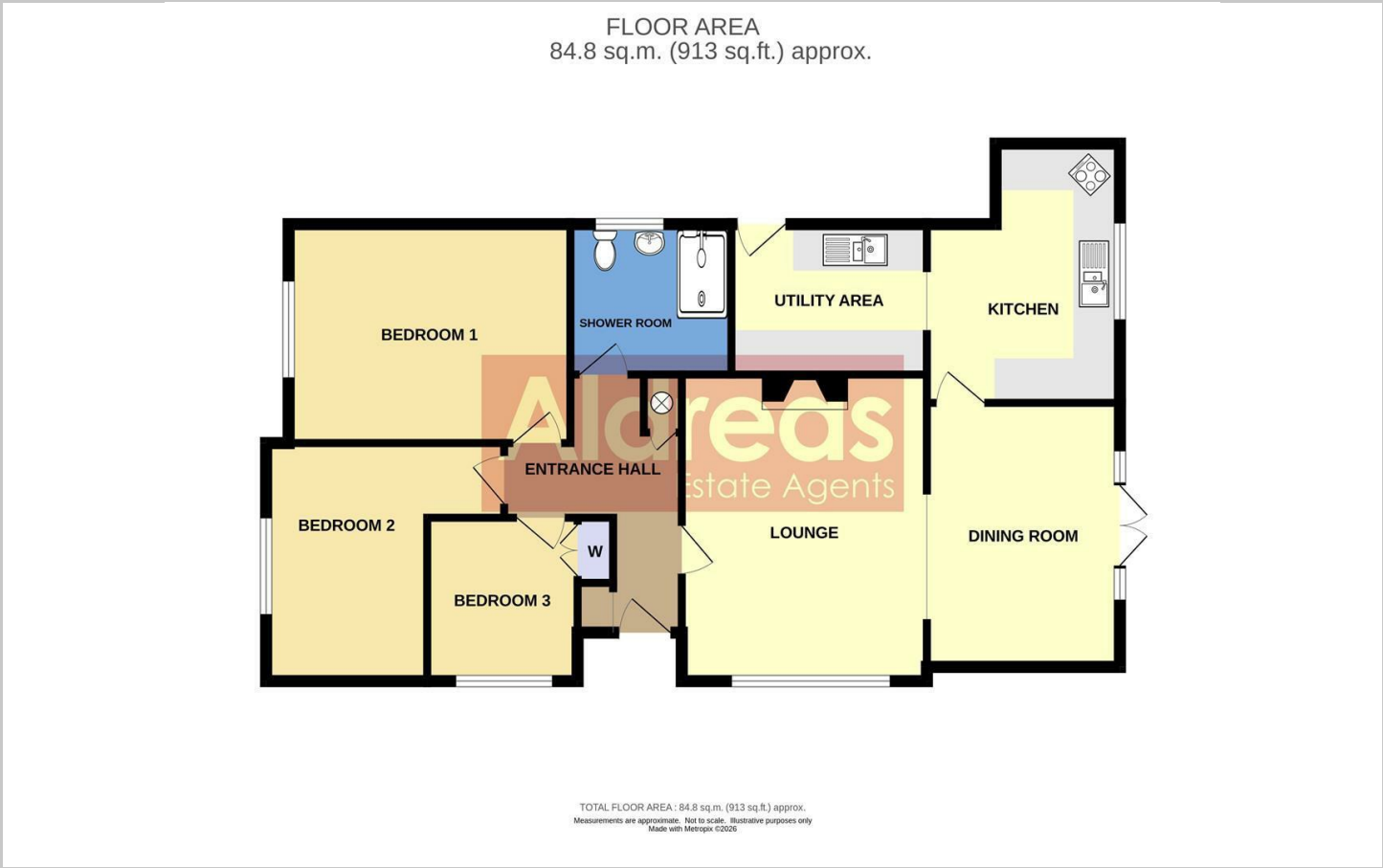
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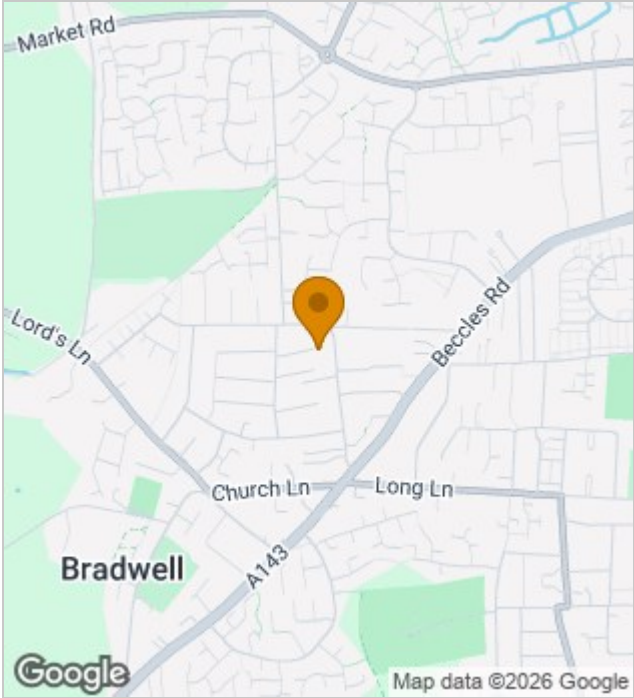
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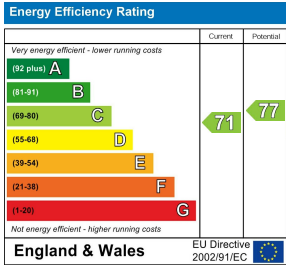
Floor Plans



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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