

**Aldreds**  
Estate Agents



17 Busseys Loke

Bradwell, Great Yarmouth, NR31 8HG

£380,000



## 17 Busseys Loke

Bradwell, Great Yarmouth, NR31 8HG

Well situated at the end of a cul-de-sac with a large South facing rear garden, this 3/4 bedroom detached home offers flexible accommodation and annexe potential. The property offers immaculate accommodation including a lounge and study area, kitchen/breakfast room, ground floor bathroom and wet room and a lovely garden room.

### Entrance Porch

9'2" x 3'0" (2.79m x 0.91m)

Entrance doors with glazed panels. Double power point. Light. Single glazed windows to front and side aspects.

### Entrance Hall

Wood effect laminate flooring. Two radiators. Built-in cupboard with a wall mounted gas fired combination boiler. Sliding door to a built-in shelved storage cupboard. Single glazed window through to entrance porch. Staircase with turned wood balustrade to first floor landing.

### Lounge

18'7" x 10'2" (5.66m x 3.10m)

Adam style fire around with marble inset and hearth and a coal effect living flame gas fire. Television point. Timber double glazed windows to side aspect. Open archway to Study.

### Study

10'2" x 8'3" (3.10m x 2.51m)

Radiator. Timber double glazed window window to side aspect.

### Garden Room

16'11" x 12'4" plus recesses (5.16m x 3.76m plus recesses)

Laminate flooring. Night storage heater. Television point. Built-in cloaks/storage cupboard. Built-in utility cupboard with plumbing for washing machine and shelf for tumble dryer above. Panelled door with glazed panels to side. UPVC double glazed windows to side and rear and UPVC double glazed doors to a paved patio and the rear garden.

### Kitchen/Breakfast Room

17'7" x 8'11" (5.36m x 2.72m)

Worktops with a range of cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap and hose attachment. Tiled splashbacks. Matching wall cupboards with concealed lighting below. Built-in AEG fan Assisted oven grill and a built-in AEG combination microwave oven above. Integrated refrigerator. Tall storage cupboard. Tiled floor. Designer radiator. Two UPVC double glazed windows to side aspect.

### Bedroom 1

12'9" x 10'2" including wardrobes (3.89m x 3.10m including wardrobes)

Tile effect laminate floor. Range of fitted wardrobes. Television point. Radiator. Timber double glazed window to front aspect.

### Bathroom

10'4" max x 5'4" max (3.15m max x 1.63m max)

White suite comprising shower bath with a mixer shower above. Wash basin with mixer tap and cupboard below. WC with concealed system. Designer radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to side.

### Bedroom 4/Office

12'10" x 10'0" (3.91m x 3.05m)

Night storage heater. Fitted storage cupboards. UPVC double glazed window to side aspect.





#### Inner Hallway

5'8" x 5'2" (1.73m x 1.57m)

Laminate floor. Tall storage cupboard. Space for fridge/freezer. Coved and textured ceiling.

#### Sitting Room

10'4" x 8'6" (3.15m x 2.59m)

Laminate floor. Television point. Timber double glazed window to rear aspect. Double glazed doors leading out to the paved patio and rear garden.

#### Wet Room

5'2" x 3'10" (1.57m x 1.17m)

Electric shower unit. White WC and suspended wash basin.

#### Landing

Walk in storage cupboard. Loft access hatch.

#### Bedroom 2

12'5" x 8'2" plus door recess (3.78m x 2.49m plus door recess)

Radiator. UPVC double glazed window to side aspect. Low door to a small storage area/wardrobe and a door through to the remaining loft space with light.

#### Bedroom 3

18'8" x 9'1" max, 5'7" min (5.69m x 2.77m max, 1.70m min)

Two radiators. Fitted wardrobes. Two UPVC double glazed windows to side aspect.

#### Outside

A pathway and gate to the side of the property leads to the large rear south facing rear garden which is beautifully landscaped and laid to lawn with established shrubs and a cooking apple tree.

#### Tenure

Freehold

#### Services

Mains water, gas, electricity and drainage are connected.

#### Energy Performance Certificate (EPC)

EPC rating: D (68), potential rating: C (80)

#### Council Tax

Great Yarmouth Borough Council - Band D

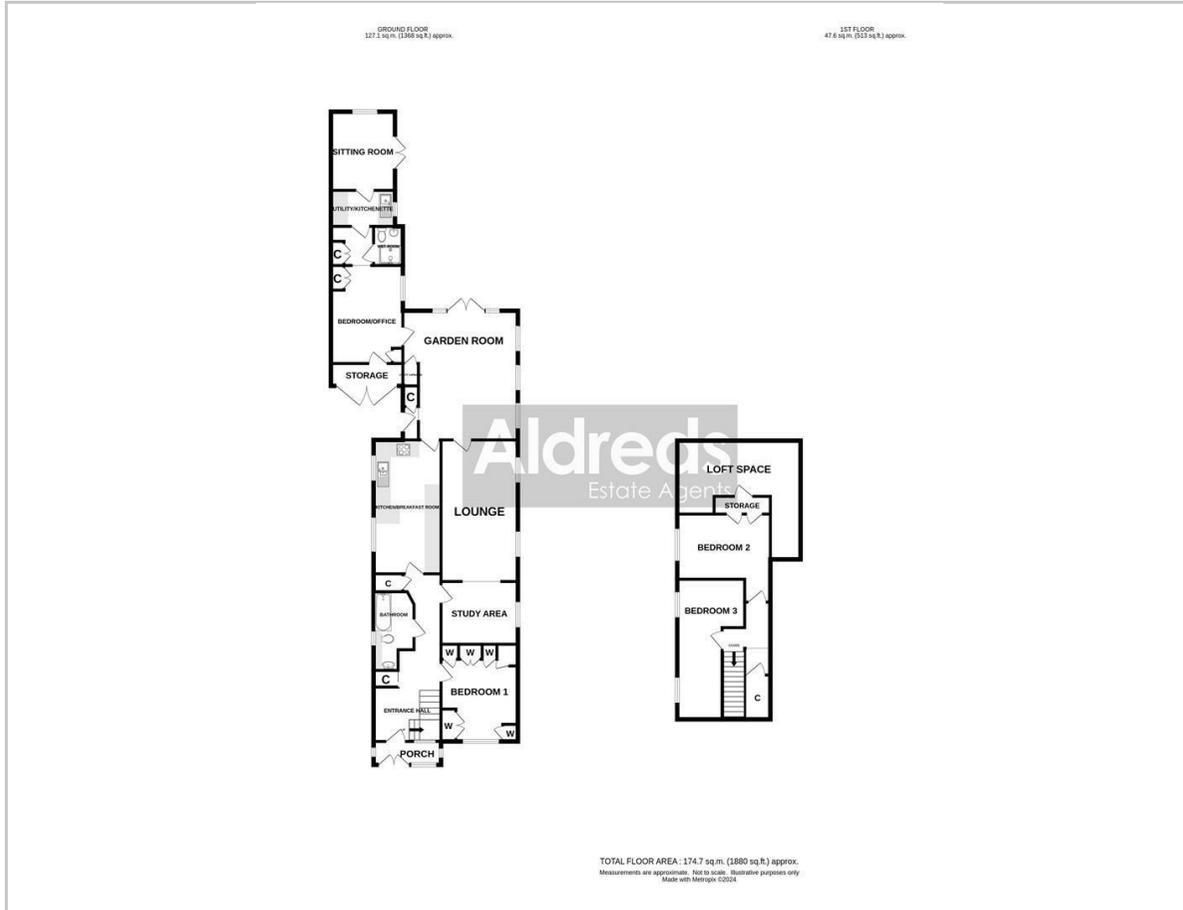
#### Location

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.

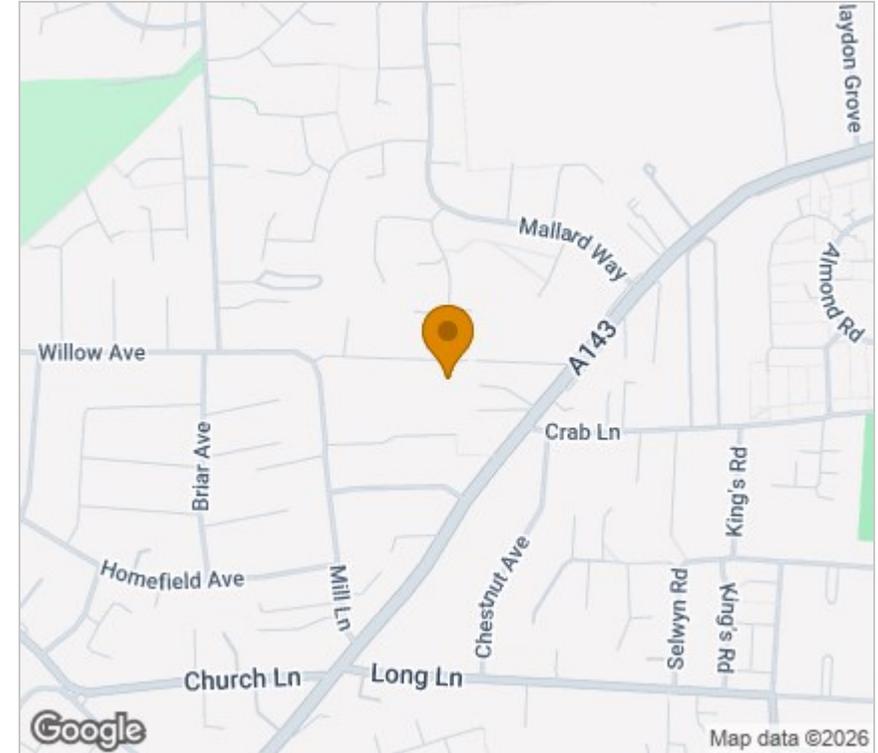
Ref: G17990/01/24



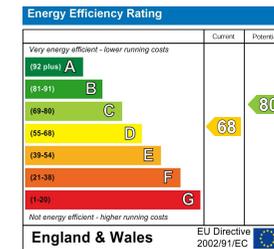
## Floor Plan



## Area Map



## Energy Efficiency 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.

### 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.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA