



123 Green Lane

Bradwell, NR31 8QE

Offers In Excess Of £250,000



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This extended two-bedroom detached bungalow is located in a desirable area of Bradwell, and is being offered chain-free. Situated on a generous plot, the property benefits from a private driveway and garage. It presents an ideal renovation project for those looking to create a bespoke home.

The bungalow currently features a bathroom plus an additional shower room. Its location provides convenient access to local transport links and amenities, including shops, schools, and medical facilities, making it a well-connected and practical choice for a range of buyers.

Entrance Hall

Carpet floor, radiator, access to two bedrooms, bathroom, lounge, and dining room, loft hatch.

Bedroom One

11'9" x 11'9" (3.6m x 3.6m)

Carpet floor, radiator, double glazed window to front.

Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)

Carpet floor, radiator, double glazed windows to front and side, decorative stone fireplace.

Lounge

9'6" x 20'8" (2.9m x 6.3m)

Carpet floor, radiator, double glazed French doors to rear, access to shower room.

Shower room

5'2" x 8'2" (1.6m x 2.5m)

Vinyl floor double glazed window to rear double glazed door to side WC basin and vanity unit
shower cubicle with wall mounted shower heated towel rail

Dining room

11'9" x 10'9" (3.6m x 3.3m)

Carpet floor, double glazed window to side, radiator, built-in cupboards housing electric meter and
airing cupboard, access to kitchen.

Bathroom

5'2" x 7'10" (1.6m x 2.4m)

Vinyl floor, WC, bathtub, sink and vanity unit, heated towel rail.

Kitchen

11'9" x 7'10" (3.6m x 2.4m)

Tile floor, double glazed window to rear, wall mounted gas boiler, access to side porch/utility,
laminated countertops, wall mounted and under counter cupboards, stainless steel sink and draining
board, integrated oven with gas hob and extract a fan above.





Side Porch/Utility

4'7" x 10'2" (1.4m x 3.1m)

Tile floor, double glazed windows to front, side and rear, double glazed door to rear, laminate countertop with under counter cupboard, polycarbonate roof.

Outside Front

Concrete driveway leading to garage to rear, artificial grass lawn, with mixture of shrubs, hedge row boundaries.

Outside Rear

Grass lawn, timber shed, timber fence boundaries with mixed shrubs, concrete path running behind property to the rear doors.

Services

Mains gas, electric, water and drainage

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band C

Location

Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

What 3 Words

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Ref

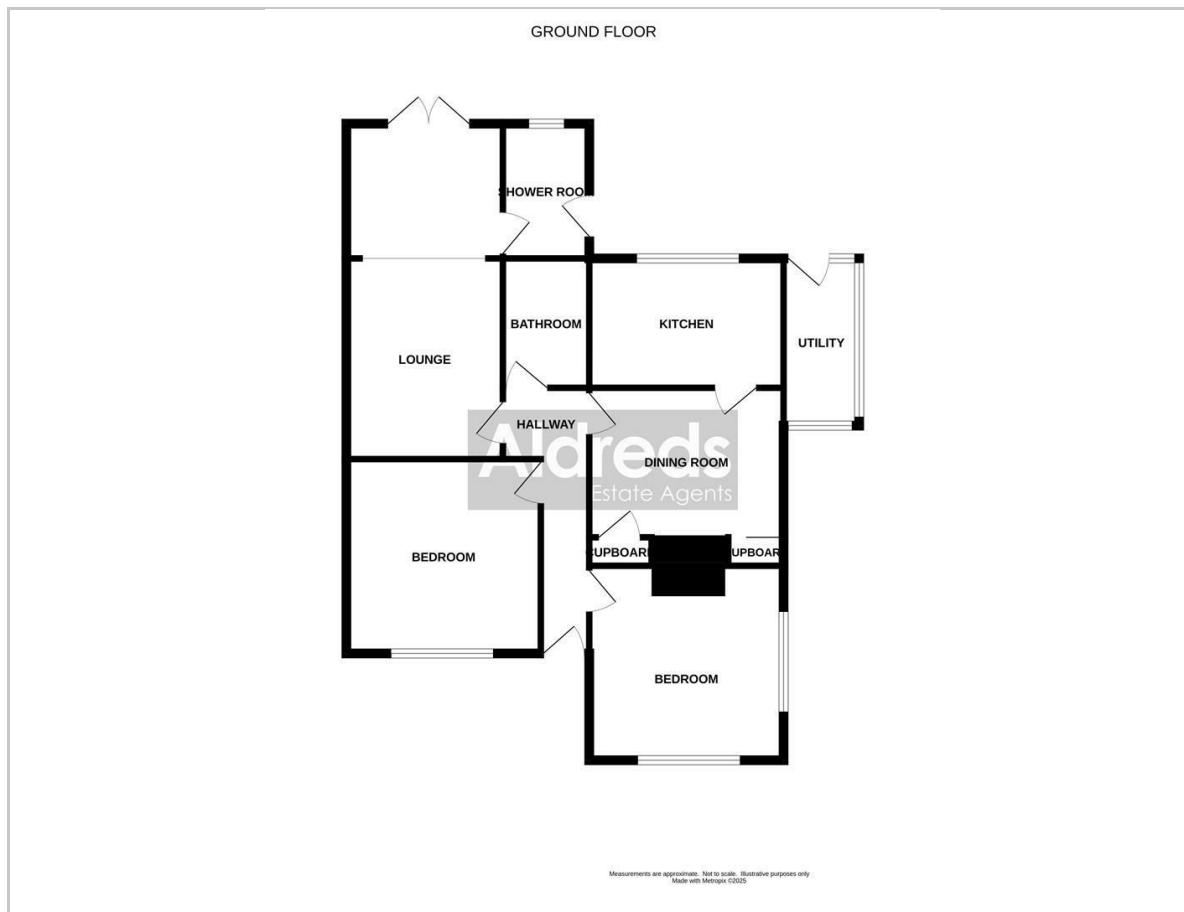
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Directions

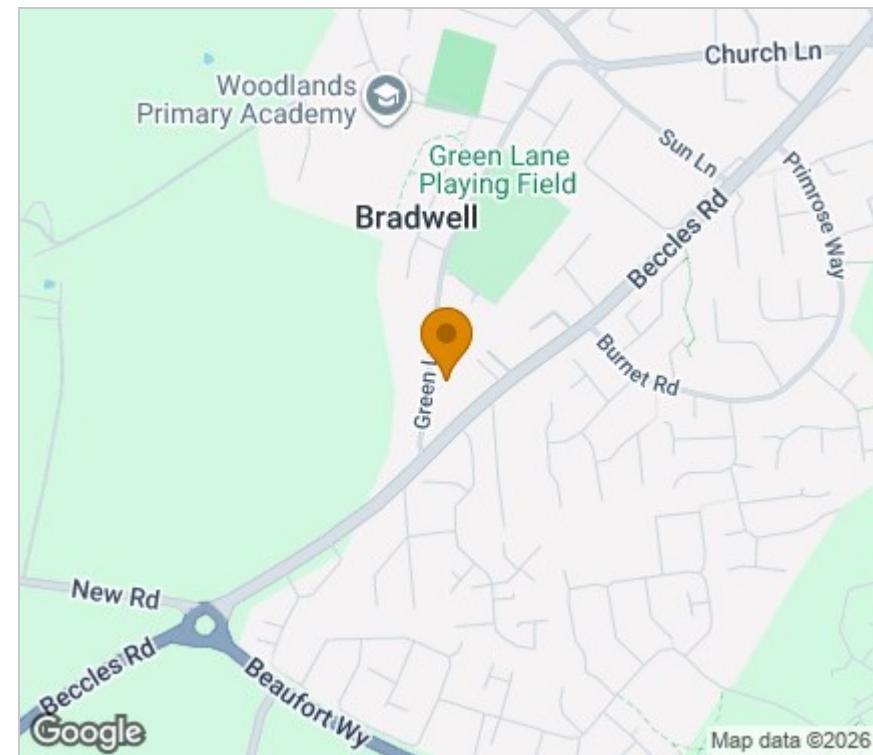
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the next set of traffic lights, just after the Sun Public House turn right into Sun Lane, follow the road round to the left into Green Lane where the property can be found.



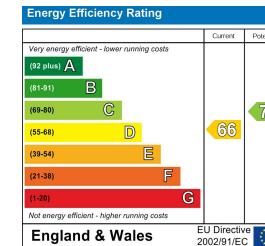
Floor Plan



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.

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