



18 Wiltshire Drive

Bradwell, NR31 9FP

Offers Over £235,000



18 Wiltshire Drive

Bradwell, NR31 9FP

This modern three bedroom semi-detached home is offered chain free and presents a stylish, well-designed layout ideal for contemporary living. The open plan kitchen and lounge is the heart of the home, featuring a breakfast bar and a range of high-quality upgrades and bespoke extras that elevate the finish beyond the standard specification.

Externally, the property benefits from a private driveway providing parking for two vehicles and a rear garden with patio area, perfect for relaxing or entertaining. Situated in a desirable Bradwell location with amenities close by, this home offers both convenience and comfort, and early viewings are highly recommended.

Entrance Hall

LVT floor, double glazed door to front, radiator, access to kitchen/lounge.

Kitchen/Lounge

11'9" x 21'11" (max) (3.6m x 6.7m (max))

LVT floor, high quality laminate counter tops, shaker kitchen units, integrated gas hob with oven below, space for washing machine and fridge freezer, high quality composite rangemaster sink and mixer tap, double glazed window to front, double glazed french doors to rear, radiator.

WC

2'7" x 5'6" (0.8m x 1.7m)

LVT floor, radiator, WC, basin with vanity.

First Floor Lading

Carpet floor, stairs to top floor, access to bedroom 2 and 3, bathroom.

Bedroom 2

11'9" x 7'6" (max) (3.6m x 2.3m (max))

Carpet floor, double glazed window to rear, radiator, built in cupboard.

Bedroom 3

11'9" x 7'6" (max) I shape room (3.6m x 2.3m (max) I shape room)

Carpet floor, 2 double glazed windows to front, radiator.

Bathroom

5'2" x 5'10" (1.6m x 1.8m)

Vinyl floor, WC, basin with vanity unit, bath tub with wall mounted shower unit, double glazed window to side.

Top Floor Landing

Carpet floor, cupboard, access to master bedroom.





Master Bedroom

Carpet floor, radiator, two double glazed skylight windows to front and rear with integral blinds.

Outside Front

Brick weave driveway for two vehicles, paving slab path to front door, decorative flowerbed.

Outside Rear

Stone slab patio area, grass lawn, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

Directions

From the Gorleston office, follow High Street South and across the lights onto Lowestoft Road, follow the road all the way through to Victoria Road and take a right onto the A47. Once on the A47, take a left at the roundabout, left again at the next roundabout onto Lowestoft Road. Continue onwards past the James Paget Hospital, take a right at the roundabout and straight over the next roundabout onto Beaufort Way. Continue onwards and take a right onto Wiltshire Drive, then your second right continuing around Wiltshire Drive where the property will be found on your right.

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.

What 3 Words

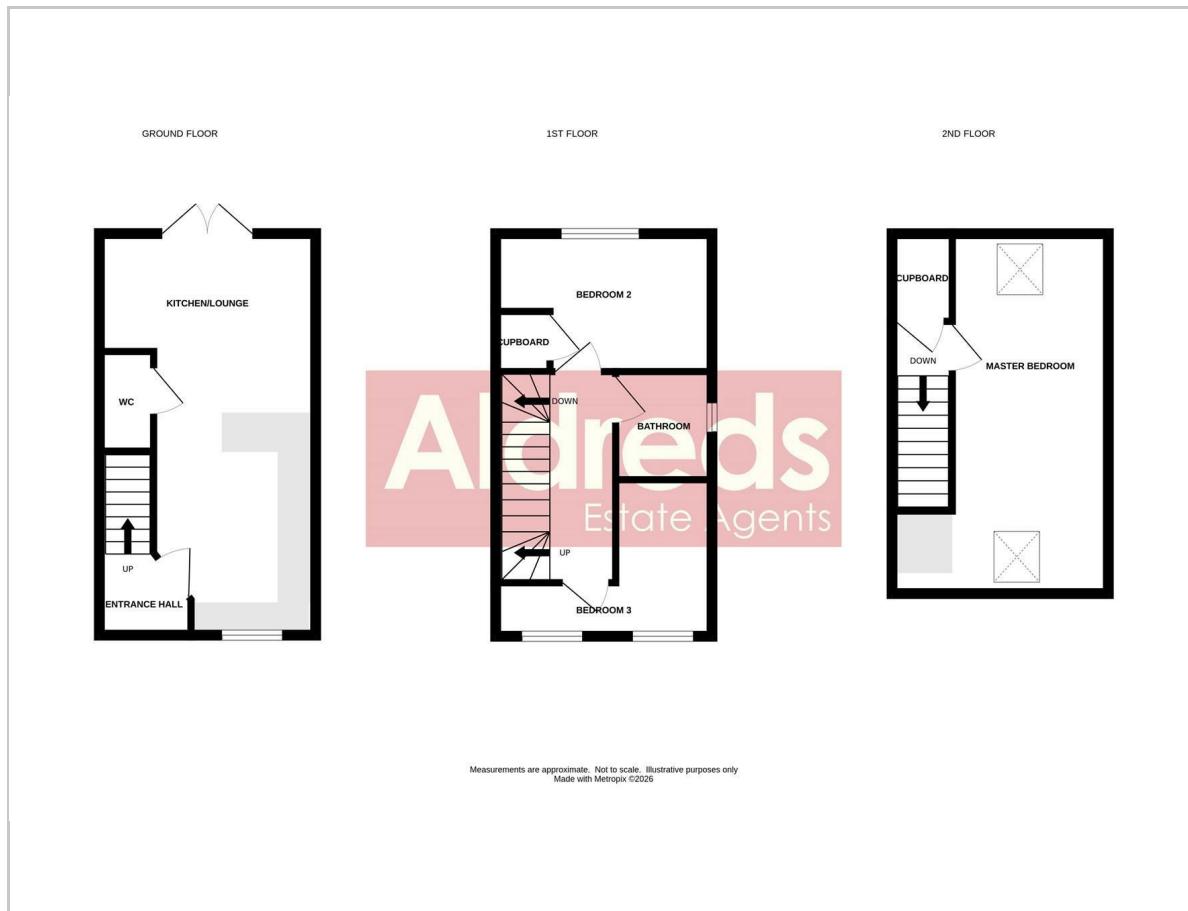
///bookings.maximum.mixer

Ref

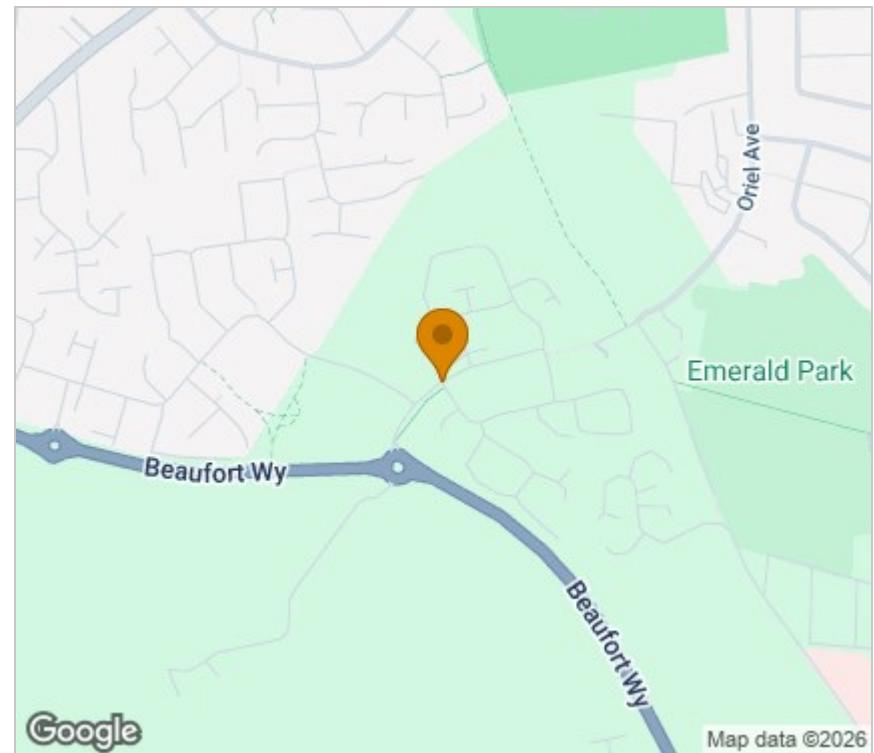
G18422/01/26



Floor Plan



Area Map



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.

Energy Efficiency Graph

