

Aldreds
Estate Agents



95 Bellamy Drive

Bradwell, NR31 9GJ

£185,000



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Situated on the ever-popular Bradwell estate, this modern two-bedroom semi-detached home is presented in excellent turn-key condition, making it an ideal first-time purchase, investment or downsize opportunity. Finished in a contemporary style throughout, the property boasts a bright and spacious open-plan lounge, kitchen and dining area, creating the perfect space for both everyday living and entertaining, while a convenient downstairs WC adds further practicality.

Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom, all accessed from the first-floor landing. Outside, the property benefits from a private driveway providing off-road parking, with local shops, schools and amenities all within easy reach, offering a fantastic combination of comfort, convenience and modern living.

Entrance Hall

LVT floor, double glazed door to front, wall mounted electric consumer unit, radiator, access to lounge/kitchen/diner and stairs to first floor

Lounge/Kitchen/Diner

12'11" x 22'0" (3.94m x 6.73m)

Continuation of LVT floor, in the kitchen area, laminate counter tops with sink and draining board, integrated cooker with gas hob, fridge freezer, double glazed window to front, ample storage cupboards and breakfast bar, under stairs storage. In the lounge area, continuation of laminate floor, access to WC, double glazed French doors to rear, radiator.

First Floor Landing

Carpet floor, loft hatch, access to bedrooms and bathroom.

Bedroom 1

12'2" x 7'8" (3.71m x 2.36m)

Carpet floor, double glazed window to rear, radiator.

Bedroom 2

7'6" x 12'2" (2.31m x 3.71m)

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





Bathroom

Tile floor, double glazed window to side, WC, basin with vanity storage, bath tub with wall mounted shower and glass screen, heated towel rail.

Outside Front

Shingle area, brick weave driveway to the side.

Outside Rear

Artificial grass lawn, concrete slab path with patio seating area, timber storage shed and timber fence boundaries with side access gate.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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, 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 left at the end into Bellamy Drive where the property can be found on your right.

What 3 Words

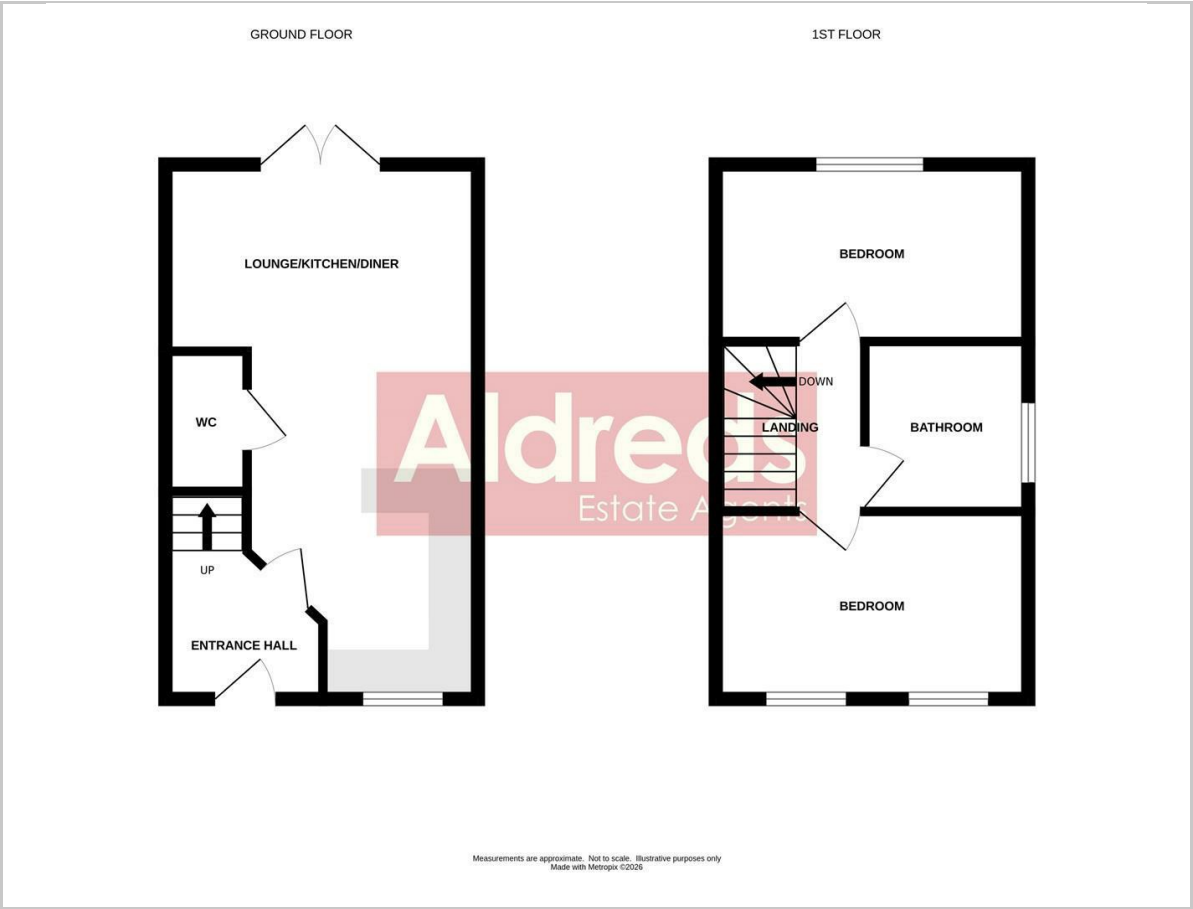
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Ref

G18588/08/26



Floor Plan



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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Area Map



Energy Efficiency Graph

