



75 Yew Tree Close

Bradwell, NR31 8NZ

£230,000



# 75 Yew Tree Close

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This charming two-bedroom semi-detached bungalow, located in a desirable cul-de-sac in Bradwell, offers excellent project potential for those looking to create their ideal home. The property boasts two comfortable double bedrooms and benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency.

Further enhancing its appeal, the bungalow includes convenient off-road parking and a detached garage, providing ample space for vehicles and storage. Its prime location offers easy access to transport links and local amenities, making it a highly desirable option for comfortable living with everything you need close at hand.

## Entrance hall

Carpet floor, double glazed front door, radiator, loft hatch, access to lounge, 2 bedrooms, shower room and kitchen, built in cupboard with electric fuse box.

## Lounge

11'9" x 15'8" (3.6m x 4.8m)

Carpet floor, radiator, double glazed window to front, gas fire place.

## Kitchen

14'9" x 9'10" (4.5m x 3.0m)

Carpet floor, double glazed door to side, double glazed windows to rear and side, boiler unit, cupboard containing immersion tank, pantry cupboard, laminate counter tops, space for free standing cooker and fridge freezer, sink and draining board, wall mounted and under counter cupboard.

## Shower Room

8'10" x 6'10" (max) (2.7m x 2.1m (max))

Vinyl floor, radiator, WC, basin, shower cubicle with wall mounted shower, double glazed window to side.

## Bedroom 1

11'9" x 13'1" (3.6m x 4.0)

Carpet floor, double glazed window to rear, radiator.

## Bedroom 2

8'10" x 9'10" (2.7m x 3.0m)

Carpet floor, double glazed window to front, radiator





### Garage

Up and over door, double glazed door and window to side, concrete floor, electricity connection.

### Outside Front

Grass lawn area, concrete driveway leading to garage, concrete path to front door.

### Outside Rear

Grass lawn, timber fence boundaries, mixed shrubs, side access to garage.

### Services

Mains water, electric, gas, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### 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, 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, at the traffic lights take the second turning right into Church Lane, continue into Lords Lane, turn left into Yew Tree Close

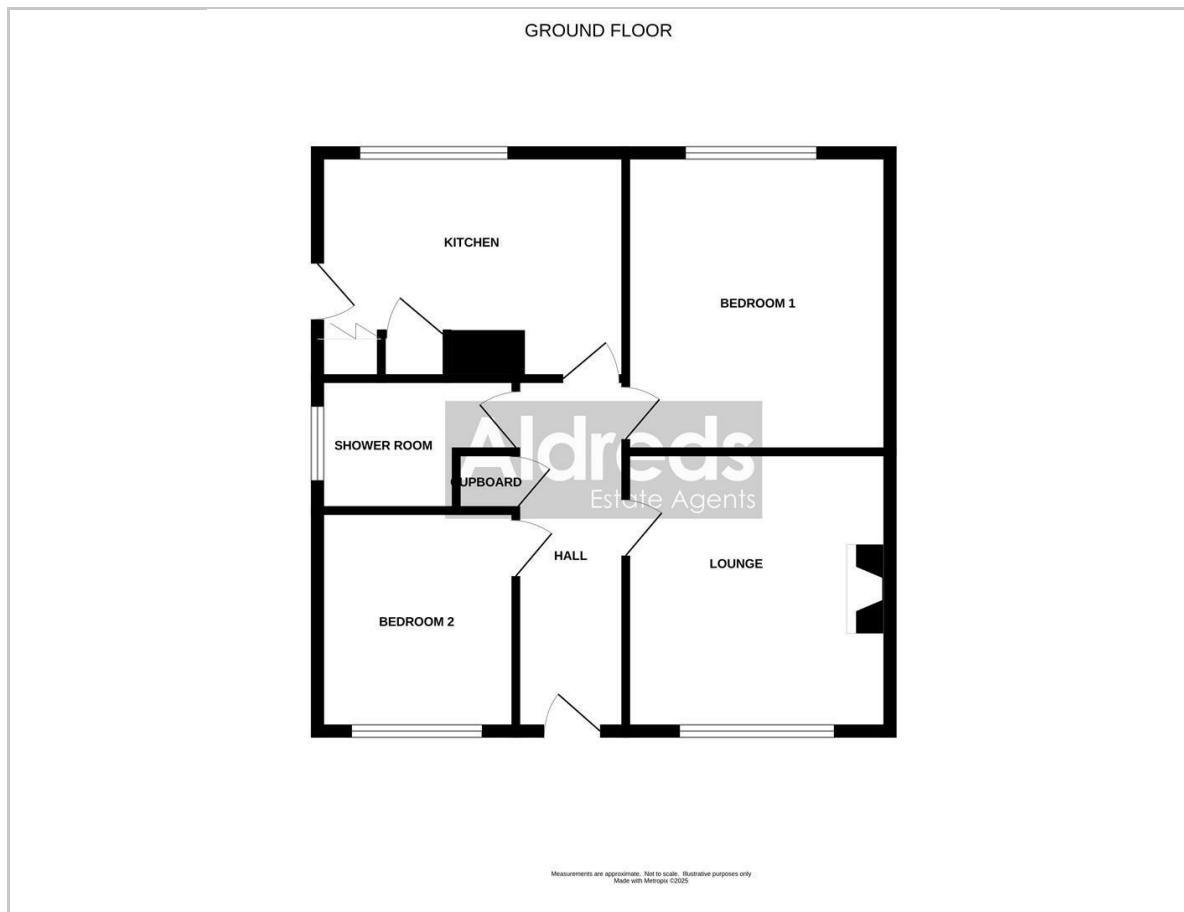
### What3Words

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### Ref

G18338/07/25

## Floor Plan



## Area Map



## Viewing

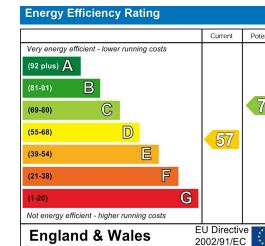
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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