

**Aldreds**  
Estate Agents



The Lodge Belton New Road, Bradwell, Great Yarmouth, NR31 9DU

£325,000



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£325,000

# The Lodge Belton New Road

Bradwell, Great Yarmouth, NR31 9DU

- Detached Bungalow
- Lounge
- Conservatory
- Good Sized Plot
- Oil Central Heating
- Agricultural Restriction
- Dining Room
- Bathroom
- Double Garage
- No Chain

OFFERED WITH AN AGRICULTURAL OCCUPANCY PLANNING RESTRICTION. Sitting in an overall plot of around 0.28 of an acre (stms) in this rural location, Aldreds are pleased to offer this spacious three bedroom detached bungalow. The property has an entrance hall, lounge, dining room, kitchen, conservatory, utility room, three bedrooms, bathroom and WC. Oil central heating & sealed unit double glazing. Gardens to front, side & rear. Driveway to double garage. Carpets as fitted are included in the asking price. Offered with no chain



## Entrance Hall

Entrance door, door to garage, storage cupboard

## Utility Room 10'4" x 6'4" (3.17 x 1.95)

Sink with drainer, plumbing for washing machine

## Dining Room 14'10" x 13'2" (4.53 x 4.03)

Radiator

## Lounge 16'10" x 16'9" (5.15 x 5.13)

Double glazed window, radiator, double glazed patio door to conservatory

## Conservatory 14'6" x 9'6" (4.44 x 2.9)

Brick based with sealed unit double glazing, radiator

## Kitchen 14'9" x 11'1" (4.5 x 3.39)

Base & wall units with worktops, two double glazed windows, sink with drainer, breakfast bar, radiator, part tiled walls, electric hob, electric oven, integrated fridge, integrated dishwasher, door to conservatory





### Inner Hallway

Loft access, built in wardrobe

### Bedroom 1 12'10" x 12'3" (3.93 x 3.74)

Double glazed window, built in wardrobe, radiator

### Bedroom 2 10'10" x 10'1" (3.31 x 3.08)

Built in wardrobe, double glazed window, radiator

### Bedroom 3 8'0" x 6'10" (2.45 x 2.1)

Double glazed window, radiator

### Bathroom 8'9" x 6'10" (2.68 x 2.1)

Panel bath, shower, hand basin, low level WC, opaque double glazed window, radiator

### WC

Low level WC, opaque double glazed window

### Outside

The property sits in an overall plot of 0.28 of an acre (stms) of majority lawned gardens with bushes & shrubs. Driveway leading to double garage, the garage has an electric up & over door and power & light. Boiler house housing oil fired boiler

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout in to New Road



## Tenure

Freehold

## Services

Mains water, electricity, septic tank drainage

## Council Tax

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.

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Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout in to New Road

## Agent Note 1

The property is subject to the following planning restriction - The occupation of the property shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined by section 290 (1) of the Town and County Planning Act 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of that person).

## Agent Note 2

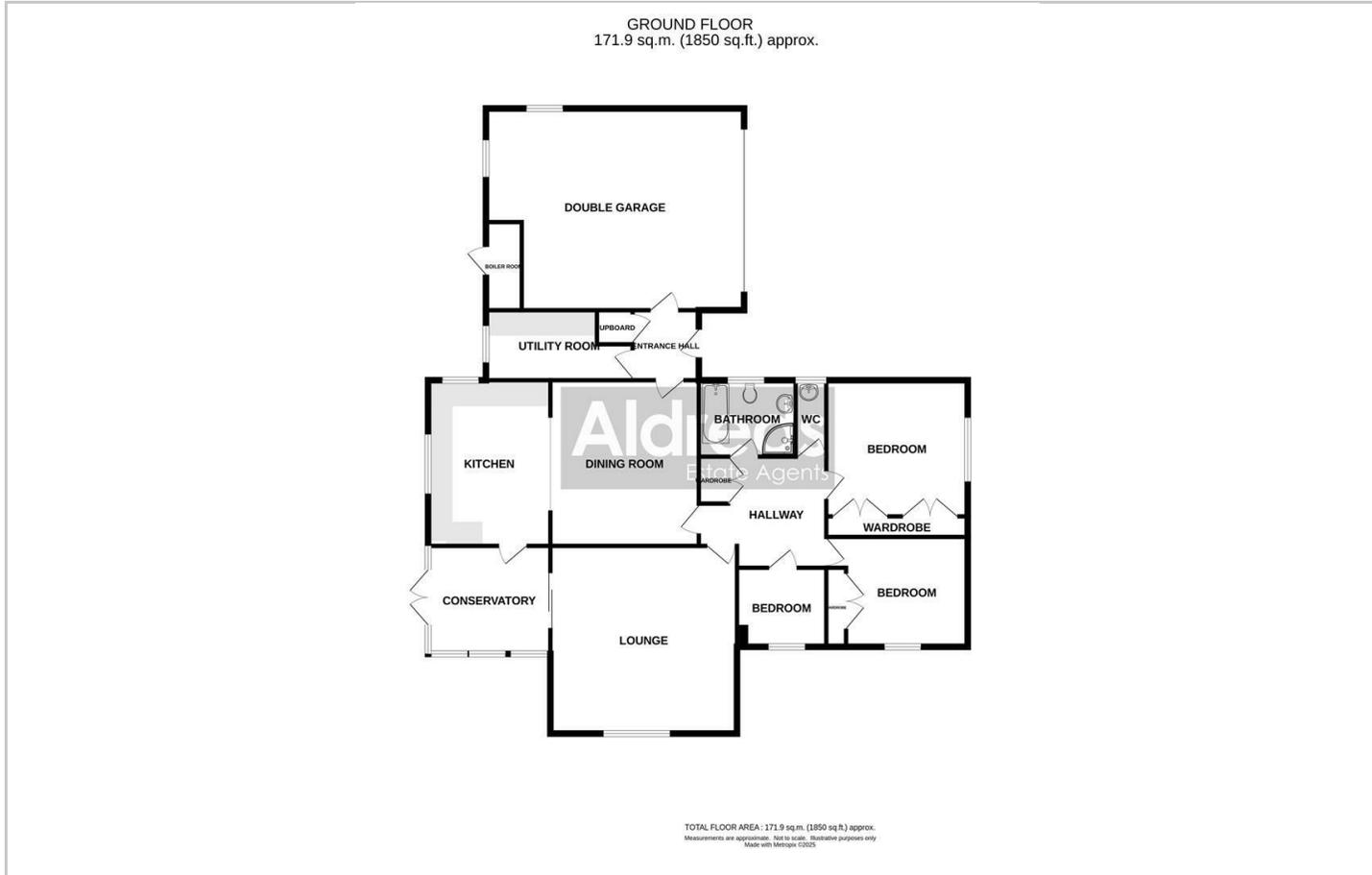
1. The Lodge will be sold subject to an Overage Agreement which will stipulate that, in the event the agricultural occupancy planning restriction is removed within a period of 25 years from the date of sale, 50% of the uplift in value, between the value with the agricultural restriction to the value without such restriction, will become payable to the current seller or their successors.

## Agent Note 3

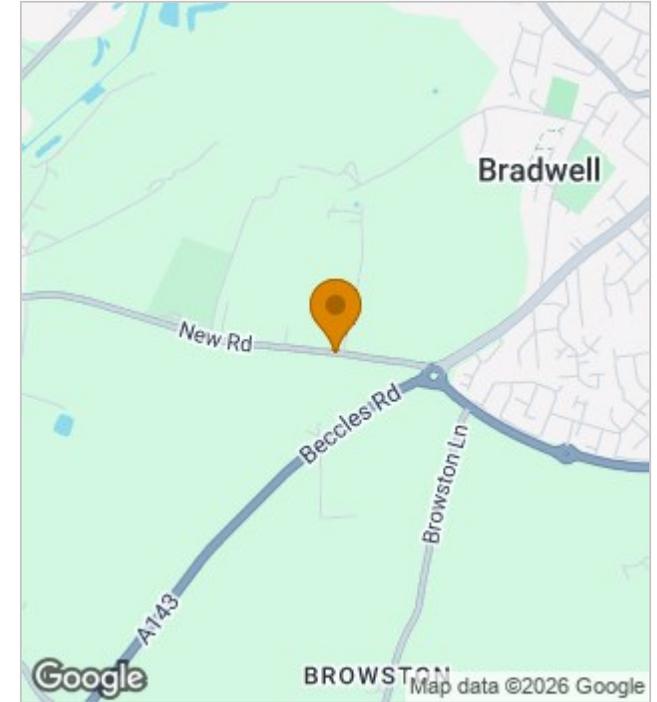
A right of way will be formalised to permit access from New Road to The Lodge, on foot or by vehicle, but will strictly prohibit parking or any obstruction at all times

Ref G18211/01/25

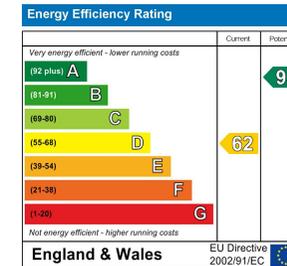
## Floor Plans



## Location Map



## Energy Performance 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. 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.

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