

26 Dorothy Avenue, Bradwell NR31 8NR

£299,950

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- Extended Semi-Detached Bungalow
- 21'4" Lounge
- Garden Room
- Gas Central Heating & UPVC Double Glazing
- Detached Garage
- 3 Bedrooms
- 14'5" Kitchen
- Shower Room
- Parking for Several Vehicles
- Enclosed Rear Garden



This extended semi-detached bungalow offers beautifully presented accommodation including hall, 21'4" lounge, 14'5" kitchen, garden room, 3 bedrooms and a smart shower room with a walk-in shower. There is parking for several vehicles, a detached garage and an enclosed rear garden. Improvements made by the current owner include a gas fired boiler and roof replacement.





Entrance Hall

Composite entrance door with two double glazed panels. Radiator. Two built-in storage cupboards. Coving. Loft access hatch.

Lounge 21'4" x 10'5" (6.50m x 3.18m)

Two radiators. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Kitchen 14'5" x 9'4" (4.39m x 2.84m)

Wood effect worktops with matching upstands and cupboards and drawers below. Single drainer sink with mixer tap. Wall cupboards and tall storage cupboard. Dual fuel range cooker with a stainless steel extractor above. Built-in microwave oven. Integrated refrigerator and freezer. Utility space below worktop with plumbing for washing machine. Designer radiator. Smooth plaster ceiling with inset spotlights. Coving. UPVC double glazed window to rear aspect. Wide opening to garden room.



Garden Room 13'5" x 9'7" (4.09m x 2.92m)

Radiator. Inset ceiling spotlights. UPVC double glazed windows to side and rear aspects. UPVC double glazed doors to the rear garden.

Bedroom 1 12'5" x 10'4" (3.78m x 3.15m)

Radiator. Coving. UPVC double glazed window to front aspect.

Bedroom 2 8'10" x 7'10" plus door recess (2.69m x 2.39m plus door recess)

Radiator. Coving. UPVC double glazed window to side aspect.

Bedroom 3 8'11" x 7'5" (2.72m x 2.26m)

Radiator. Coving. UPVC double glazed window to rear aspect.

Shower Room 6'9" x 5'3" (2.06m x 1.60m)

Large walk-in shower with thermostatic mixer tap, shower attachment and a rainfall fitting above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Chrome towel radiator. Extractor. Smooth plaster ceiling. Coving. UPVC double glazed window.







Outside
The entire front garden has been brick weaved to provide parking for several vehicles and extends to the side of the property to a detached garage measuring 5.28m x 2.46m (17'4" x 8'1") with up-and-over door, light and power, UPVC double glazed windows to side and rear and UPVC double glazed door to side. A gate between the property and the garage leads to the rear garden which is enclosed by fencing and laid to lawn with established shrub bed, paved patio areas and a timber and felt roof garden shed. External electric double plug socket to the side of the garage. Outside cold water tap the rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band C. The Council's website shows an Improvement Indicator on this property which means that if the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

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 and at the traffic lights turn right into Church Lane Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road and take the first turning on the right onto Bradwell Avenue. At the 'T' junction, turn right onto Mill Lane. Follow Mill Lane round to the left, continuing past Briar Avenue into Willow Avenue and take the next turning on the left onto Dorothy Avenue where the property will be found on the left hand side.

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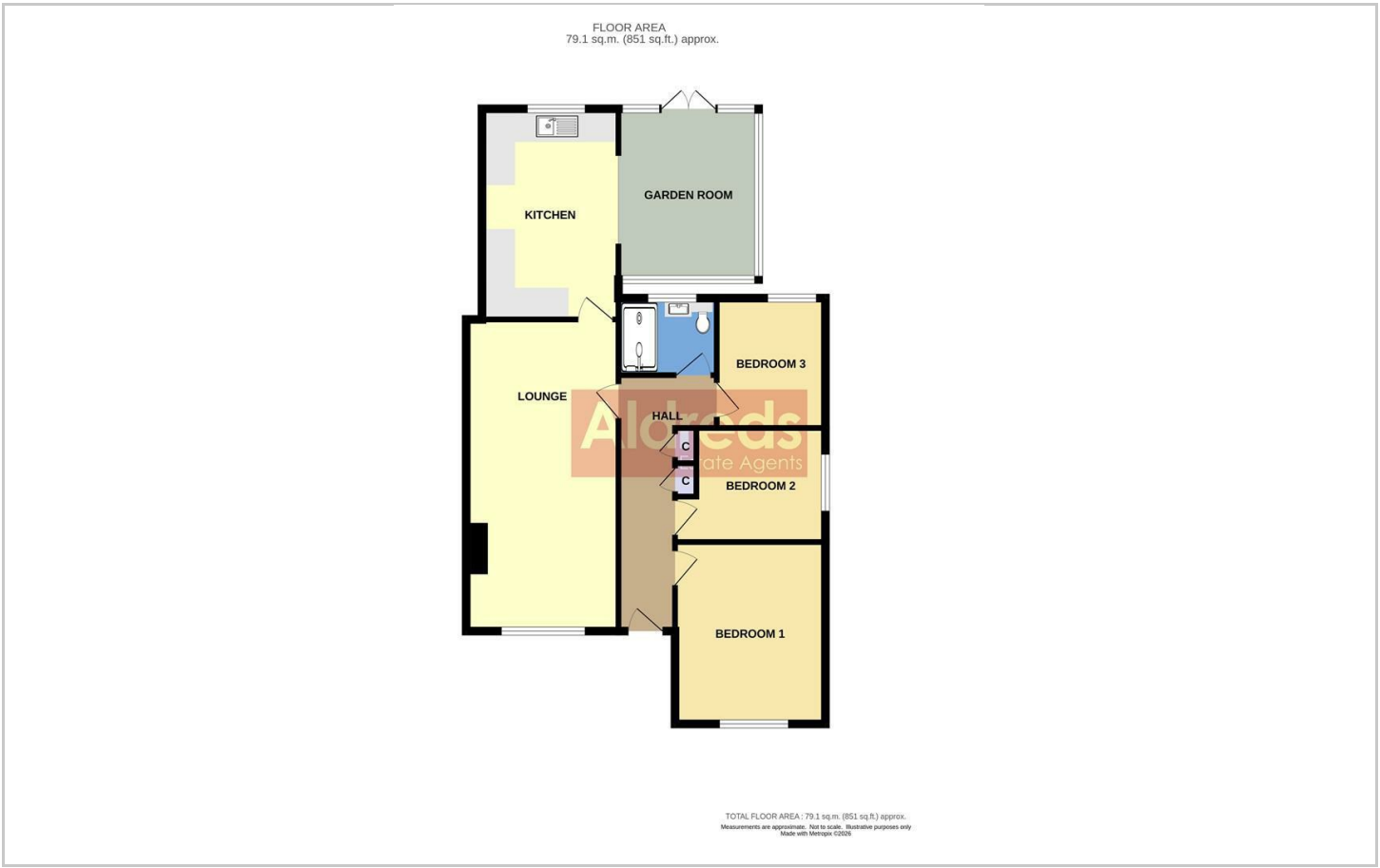
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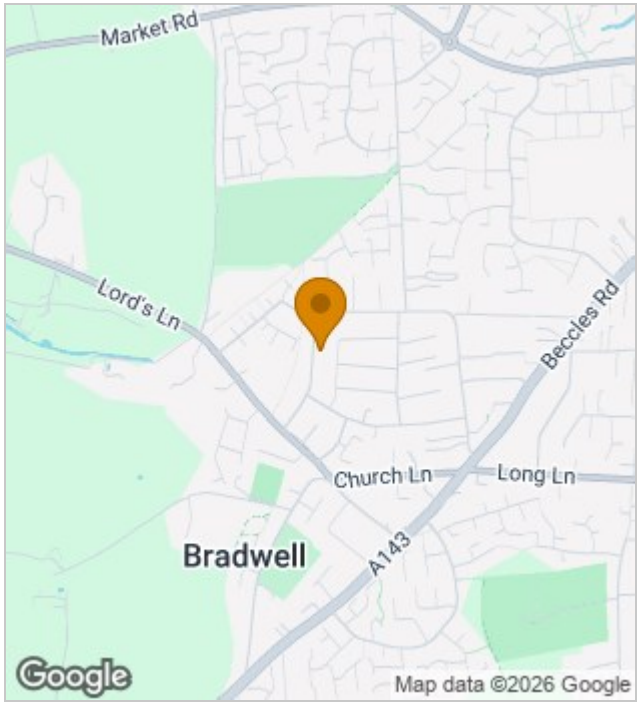




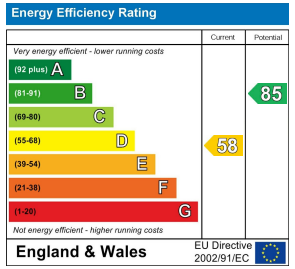
Floor Plans



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.

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