

**Aldreds**  
Estate Agents



18 Wiltshire Drive

Bradwell, NR31 9FP

Offers Over £200,000



## 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 Landing

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) | shape room (3.6m x 2.3m (max) | 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 onto Beaufort Way. Continue straight over the next two roundabouts and take the second exit off the third roundabout onto Wiltshire Drive. At the end of the road, turn right and the property will be found on the right hand side.

### 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

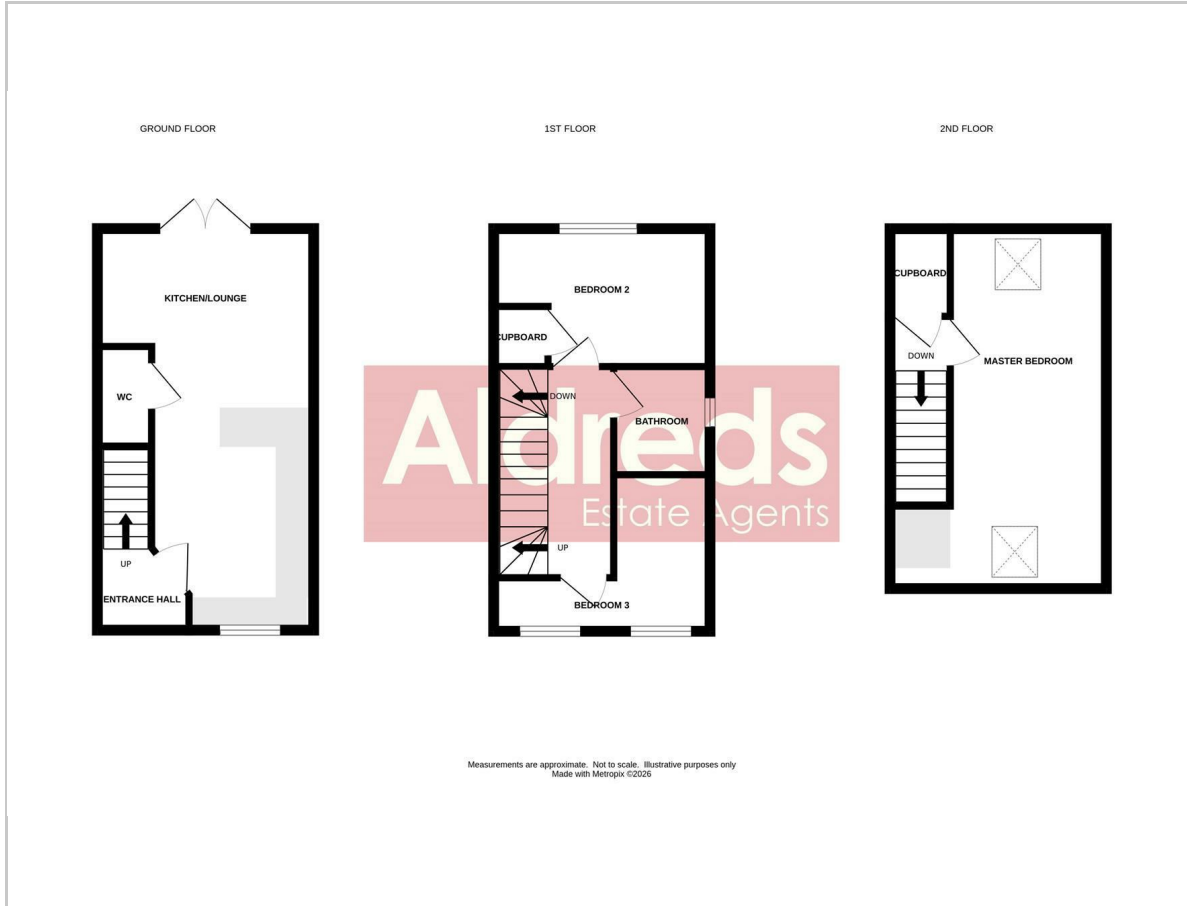
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### Ref

G18422/01/26



## Floor Plan



## Area Map



## Viewing

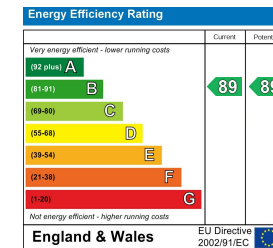
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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