

**Aldreds**  
Estate Agents



11 Victory Avenue

Bradwell, NR31 9GA

£173,000



## 11 Victory Avenue

Bradwell, NR31 9GA

This fantastic one-bedroom end-of-terrace house represents an exceptional opportunity for first-time buyers or savvy investors looking for a turn-key property. Peacefully situated in a desirable cul-de-sac, the home is tastefully modern throughout and offered to the market chain-free for a smooth transition. The ground floor layout is thoughtfully designed for convenience, featuring a welcoming living space complemented by a practical downstairs WC, while the exterior provides a private parking space directly to the front.

Upstairs, the well-proportioned bedroom serves as a comfortable retreat complete with its own private en-suite. One of the standout features of this freehold residence is the private and enclosed rear garden, offering a secluded outdoor space that is rare for a property of this size. Perfectly positioned to enjoy the best of both worlds, the home remains tucked away in a quiet location while staying within easy reach of excellent transport links and local amenities.

### Kitchen

9'10" x 6'7" (3.00m x 2.03m)

Slate tile floor, double glazed window and door to front, radiator, laminate countertops with under and over counter storage, integrated oven and gas hob with extractor fan above, sink with draining board, space for washing machine, door to downstairs WC, opening through to lounge. Option for washing machine and fridge freezer to be included in the sale.

### WC

WC, basin under storage, radiator.

### Lounge

13'2" x 10'0" (4.02m x 3.07m)

Carpet floor, double glazed window and door to rear, radiator, under stairs storage space, stairs to first floor.

### First Floor Landing

double glazed window to front, storage cupboard housing wall mounted Vaillant gas combination boiler, access to bedroom.

### Bedroom

8'9" x 13'3" (2.67m x 4.04m)

Carpet floor, double glazed window to rear, inset open wardrobe space, access to en-suite shower room, radiator access to loft.

### En-Suite Shower Room

Laminate floor, double glazed window to front, radiator, WC, basin with vanity storage unit, double enclosure shower cubicle with wall mounted shower and glass screens.





### Outside Front

Concrete path to front door, shingle area with decorative hedgerow and plants, brick weave shared driveway with one space for vehicle.

### Outside Rear

South facing garden with concrete patio, slate pathway, grass lawn, decorative shrubs, timber fence boundaries with access gate.

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### Council Tax

Great Yarmouth Borough - Band A

### Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue over the mini roundabout and over the next roundabout into Market Road, turn left the into Blue Sky Development, bear right into Victory Avenue where the property can be found down a close on the left 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

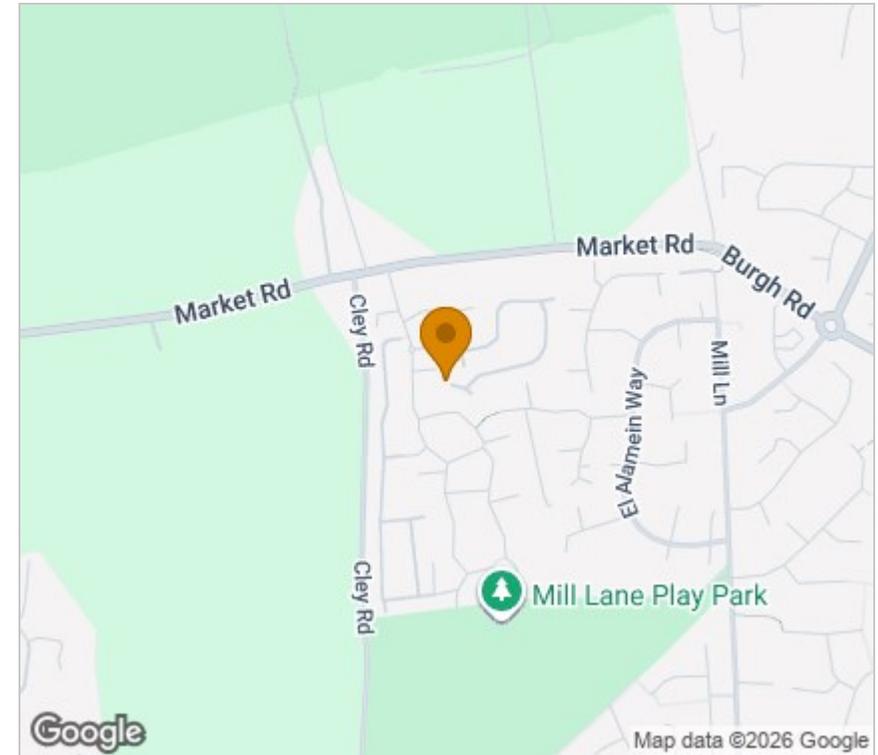
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## Floor Plan



## Area Map



## Viewing

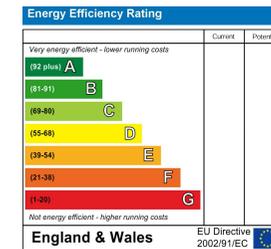
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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