

**Aldreds**  
Estate Agents



104 Kings Drive, Bradwell, NR31 8TE

£285,000









# 104 Kings Drive

, Bradwell, NR31 8TE

- Stunning 3 bedroom semi-detached house
- Turn key condition
- Downstairs cloakroom
- Pergola with electricity connection and integrated sound system
- Quiet, desirable Bradwell location
- Tastefully modern throughout
- Detached garage with private driveway
- Well kept rear garden
- Two double bedrooms
- Transport links and amenities nearby

This beautifully presented 3 bedroom semi-detached house in a quiet, desirable Bradwell location is in genuine turn key condition and features a modern interior throughout. Ready to move straight into, the home includes a downstairs cloakroom and two double bedrooms. Outside, you'll find a detached garage with a private driveway and a well-kept rear garden.

The garden's standout feature is the superb pergola, complete with an electricity connection and integrated sound system—perfect for entertaining. The property is conveniently situated with excellent transport links and amenities nearby. This immaculate house offers contemporary living in a sought-after area.



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## Entrance Hall

Stairs to first floor, double glazed door to front, double glazed window to side, radiator.

## Lounge 13'10" x 11'3" (4.24m x 3.43m)

Double glazed window to front, radiator, double doors to dining room.

## Dining Room 9'6" x 8'0" (2.92m x 2.44m)

Double glazed French doors to rear garden, radiator, access to kitchen

## Kitchen 10'0" x 9'6" (3.05m x 2.90m)

Base and wall mounted storage units with roll top work surfaces over, wall mounted gas boiler in storage cupboard, door to side, double glazed window to rear aspect, gas hob, electric oven, stainless steel sink and drainer, integrated dishwasher, side access to driveway.

## Cloak Room

Low level WC, pedestal hand wash basin, opaque double glazed window to front.





### First Floor Landing

Loft access, double glazed window to side aspect, access to 3 bedrooms and bathroom.

### Bedroom 1 11'5" x 10'2" (plus wardrobe space) (3.48m x 3.1m (plus wardrobe space))

Built in wardrobes, double glazed window to front aspect, radiator.

### Bedroom 2 10'7" x 8'3" (3.23m x 2.54m)

Double glazed window to rear aspect, radiator.

### Bedroom 3 9'8" x 6'5" (2.97m x 1.98m)

Double glazed window to rear aspect, radiator.

### Bathroom 6'7" x 6'0" (2.03m x 1.83m)

Part tiled walls, panel bath, hand wash basin, low level WC, inset ceiling lights, opaque double glazed window front aspect, heated towel rail.

### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the next set of traffic lights and up the hill, turn left into Kings Drive where the property can be found on the right hand side.



### Outside

To the front of the property there is a lawned garden with driveway leading to garage. The garage has an up and over door and benefits from power and light. To the rear of the property there is a grass lawn and patio area with timber pergola with electric connection and integrated sound system.

### Tenure

Freehold

### Services

Mains water, electric, gas, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### 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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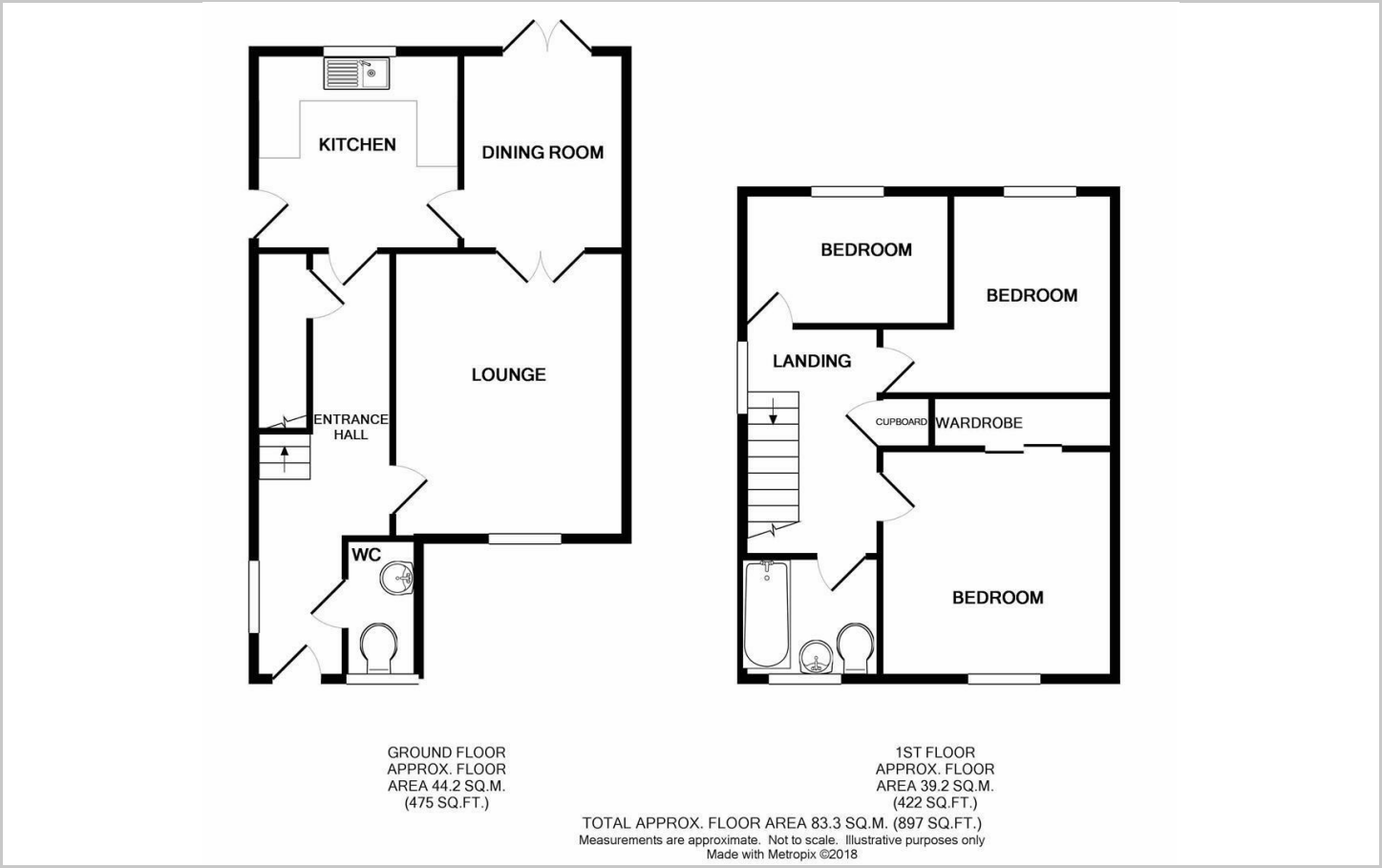
### What 3 Words

///agenda.dearest.expansion

### Ref

G18405/10/25

Floor Plans



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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Location Map



Energy Performance Graph

