

Aldreds
Estate Agents



17 Sparrow Close
Bradwell NR31 8SG

£200,000



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This 2-bedroom semi-detached bungalow is pleasantly situated in a cul-de-sac with low maintenance gardens. Offered for sale with no onward chain, the property offers accommodation including hall, lounge, kitchen, conservatory and a very smart shower room. The property benefits from gas central heating (new boiler installed in 2025) and UPVC double glazed windows and doors. Long driveway and garage.

Entrance Hall

Panelled entrance door with glazed panel panels. Radiator. Telephone point. Built-in shelved storage cupboard with light. Loft access hatch.

Lounge/Diner

17'1" x 10'3" (5.21m x 3.12m)

Radiator. Coal effect living flame gas fire with stone fire surround. Thermostat control for heating. Cable television point. Telephone point. Coved and textured ceiling. UPVC double glazed window to front aspect.

Kitchen

9'9" x 9'1" (2.97m x 2.77m)

Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with downlighter spotlights below. Built-in fan assisted oven and grill. Four burner stainless steel gas hob with a stainless steel extractor above. Utility space below worktop with plumbing washing machine. Space for fridge/freezer. Laminate floor. Radiator. Built-in cupboard with a wall mounted gas fired boiler. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 1

14'1" x 10'3" (4.29m x 3.12m)

Radiator. Coved and textured ceiling. UPVC double glazed window through to conservatory.

Bedroom 2

10'5" x 9'1" (3.18m x 2.77m)

Radiator. Coved and textured ceiling. UPVC double glazed window and door conservatory.

Shower Room

6'8" x 5'8" (2.03m x 1.73m)

Corner shower cubicle with an electric shower unit, shower attachment and a rainfall fitting above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Radiator. Extractor. UPVC double glazed window to side.





Conservatory 15'2" x 8'3" (4.62m x 2.51m)

Low brick construction with a polycarbonate roof and UPVC double glazed windows to side and rear aspects. Tiled floor. Wall light. Power points. UPVC door with double glazed panel to a paved patio and the rear garden.

Outside

The front garden has an artificial lawn for low maintenance. A long driveway leads to the side of the property to a single garage 5.33m x 2.72m (17'6" x 8'11") with up-and-over door light and power. UPVC door with double glazed panel to the rear garden. A gate between the property and the garage leads to the rear garden which is fully enclosed by fencing with an artificial lawn, paved patio areas to the immediate rear of the property and to the rear boundary. Timber built garden shed. Outside cold water tap.

Tenure

Freehold.

Services

Mains water, gas, electricity and 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.

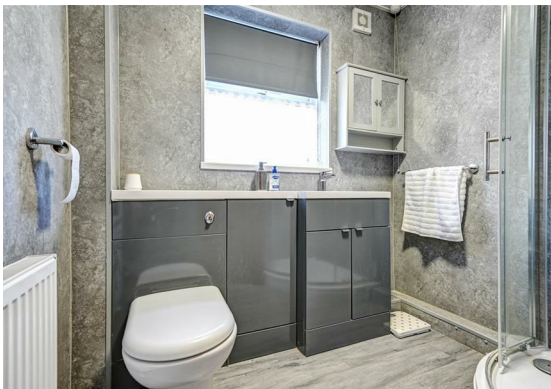
Directions

From the Gorleston office head north along the High Street which continues into High Road. At the traffic lights turn left onto Beccles Road and at the roundabout take the third exit into Burgh Road, continuing to Bradwell. At the mini-roundabout turn left onto Wren Drive. Follow the road, passing Redwing Drive and Whinchat Way on the right and take the next right hand turn into Lark Way. Take the first turning on the right into Sparrow Close. Follow the road round to the right where the property will be found on the left hand side.

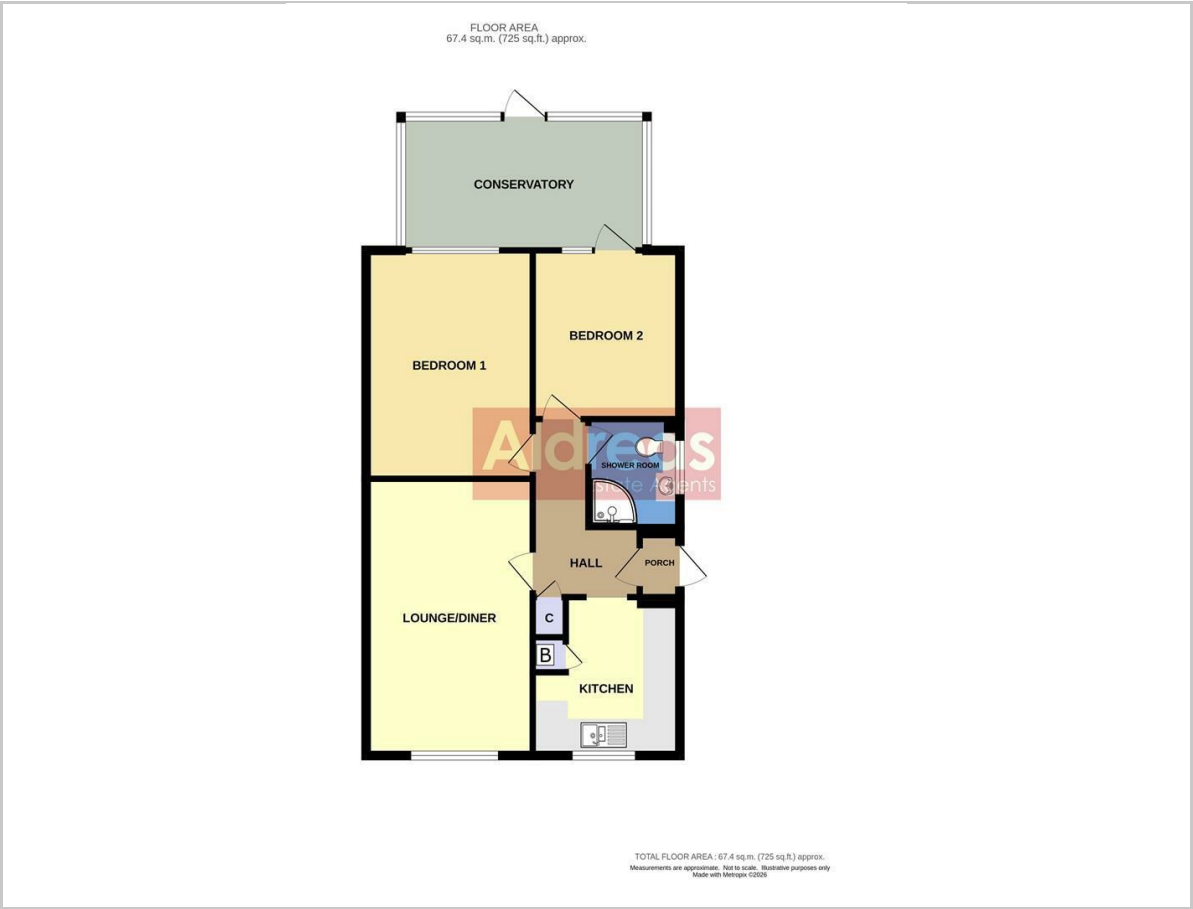
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Floor Plan

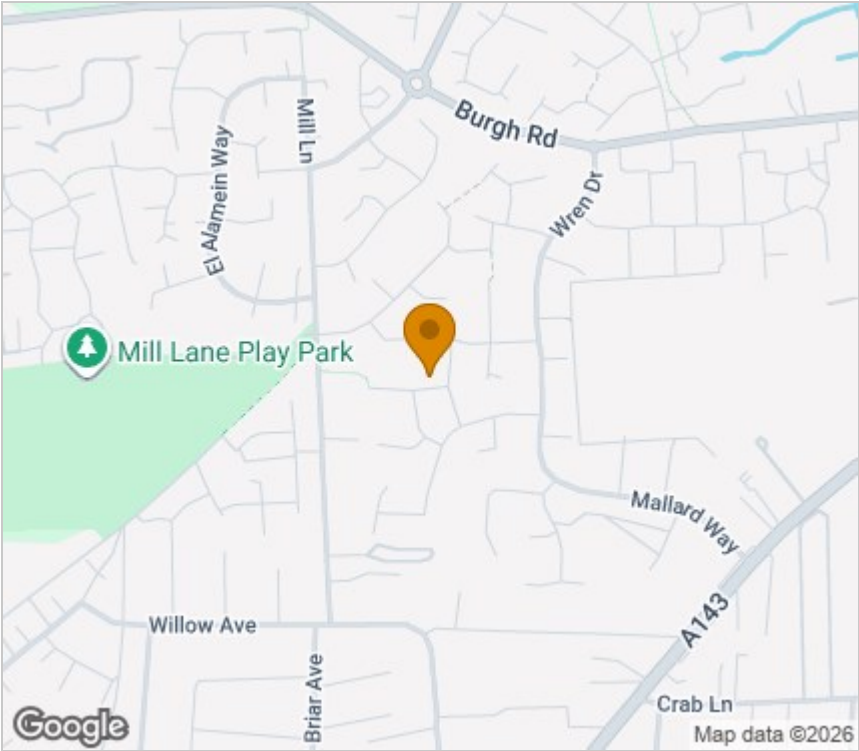


Viewing

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Area Map



Energy Efficiency Graph

