

Aldreds
Estate Agents



28 Whinchat Way

Bradwell, Great Yarmouth, NR31 8SD

Offers In Excess Of £280,000



3



1



2



C

28 Whinchat Way

Bradwell, Great Yarmouth, NR31 8SD

With a larger than average approx. west facing rear garden Aldreds are delighted to offer this detached three/four bedroom house. On the ground floor there is a entrance hall, lounge/dining room, sitting room/bedroom 4, kitchen and a ground floor cloakroom. Three first floor bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. To the front there is a driveway (2.4m wide). Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge/Dining Room

Double glazed window to front aspect, double glazed French doors to rear garden, understair cupboard, two radiators.

Kitchen

10'5" x 8'7" (3.18 x 2.62)

Base & wall units with worktops, door to side, double glazed window to rear aspect, stainless steel sink with drainer, wall mounted gas boiler, electric cooker point, radiator, plumbing for dishwasher.

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, radiator.

Sitting Room/Bedroom 4

17'11" x 7'9" (5.46 x 2.36 (5.47 x 2.37))

Double glazed window to front aspect, double glazed window to rear aspect, radiator.

Landing

Double glazed window to side aspect, loft access.

Bedroom 1

12'2" x 9'1" (3.71 x 2.77)

Double glazed window to front aspect, radiator.

Bedroom 2

10'6" x 8'10" (3.20 x 2.69)

Double glazed window to rear aspect, radiator.





Bedroom 3

10'6" x 8'10" (max x max) (3.20 x 2.69 (max x 2.68 max))

Double glazed window to rear aspect, radiator.

Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to front aspect, radiator.

Outside

To the front of the property there is a driveway and garden area. To the rear there is a good sized lawned garden, shed, patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

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.

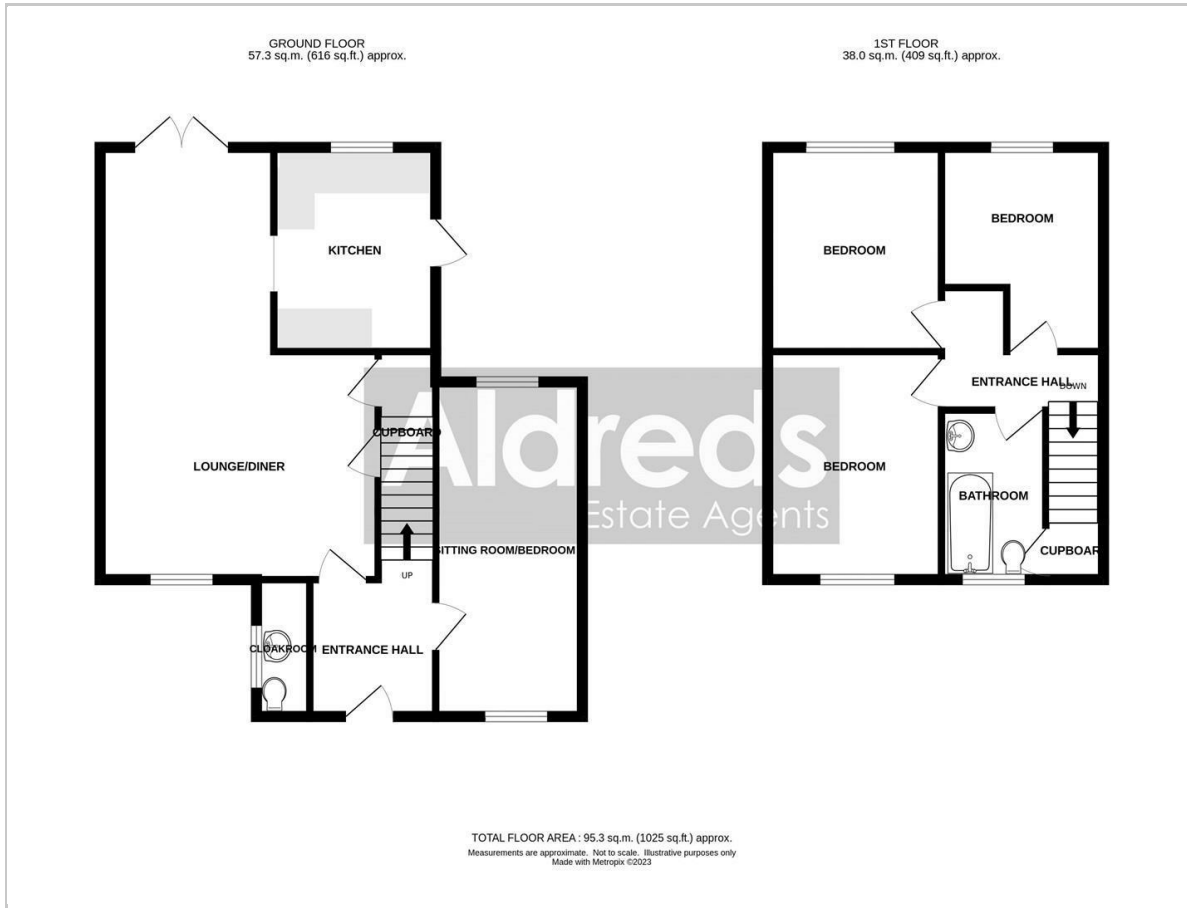
Direction

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn right into Beccles Road, turn left into Mallard Way, turn left into Whinchat Way where the property can be found in front of you.

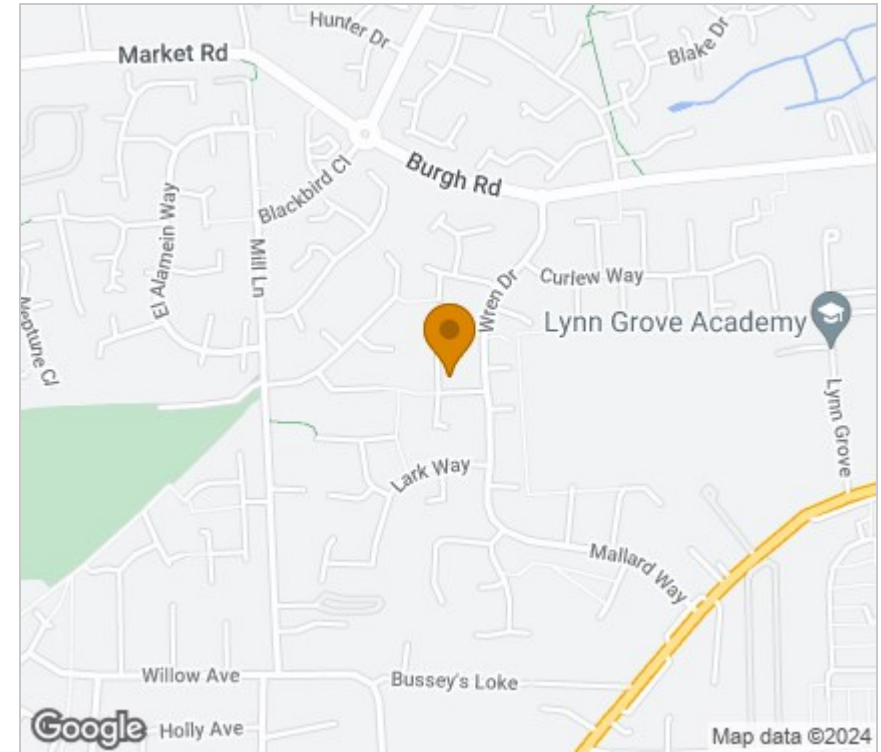
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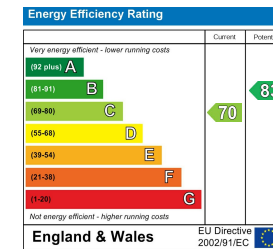
Floor Plan



Area Map



Energy Efficiency 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.

Disclaimer

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