

Aldreds
Estate Agents



11 Homefield Avenue

Bradwell, Great Yarmouth, NR31 8NA

Offers In Excess Of £300,000



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With a large approximately South facing garden, Aldreds are delighted to offer this spacious extended three bedroom semi detached bungalow which offers two conservatories. The property also has an entrance hall, lounge, kitchen, three bedrooms and a shower room. Gas central heating and sealed unit double glazing. Outside there are front and rear gardens and driveway leading to a garage. Carpets as fitted are included in the asking price. This property is offered with no upward chain.

Entrance Hall

Storage cupboard, door to front, radiator.

Lounge

14'11" x 10'2" (4.55 x 3.10 (4.54 x 3.11))

Radiator, double glazed French doors to:-

Conservatory 1

13'0" x 8'11" (3.96 x 2.72 (3.95 x 2.73))

Brick base and sealed unit double glazing, double glazed French doors to rear garden, radiator.

Kitchen

10'4" x 8'10" (3.15 x 2.69 (3.16 x 2.7))

Base and wall mounted storage units with roll top work surfaces over, double glazed window to side aspect, radiator, sink with drainer, plumbing for washing machine, tiled floor, underfloor heating, part tiles walls, electric cooker point, double glazed French doors to:-

Conservatory 2

10'11" x 8'6" (3.33 x 2.59 (3.32 x 2.58))

Brick base and sealed unit double glazing, double glazed French doors to rear garden, underfloor heating, radiator.

Bedroom 1

10'10" x 9'4" (3.30 x 2.84 (3.31 x 2.85))

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

Bedroom 2

11'0" x 10'8" (3.35 x 3.25 (3.36 x 3.26))

Storage cupboard, double glazed window to side aspect, radiator.





Bedroom 3

9'11" x 7'11" (3.02 x 2.41 (3.03 x 2.42))

Double glazed window to front aspect, radiator.

Shower Room

6'4" x 5'5" (1.93 x 1.65 (1.94 x 1.64))

Flat floor shower, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail and underfloor heating.

Outside

To the front of the property there is a brick weave driveway leading to garage. To the rear of the property there is a brick weave patio, lawned garden, bushes shrubs and plants, greenhouse and covered bar area.

Tenure

Freehold

Services

Mains water, electricity, gas 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.

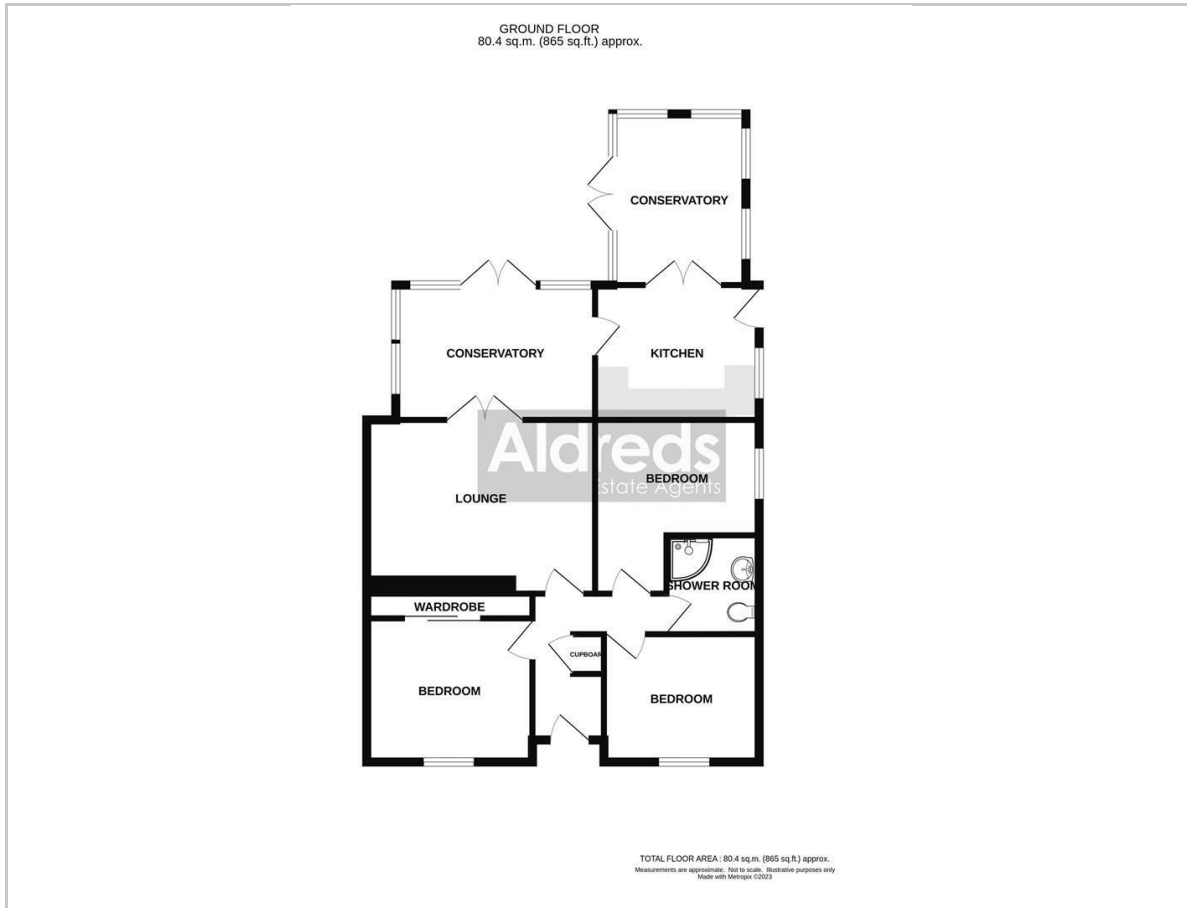
Directions

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

Ref: G17839/04/23



Floor Plan



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

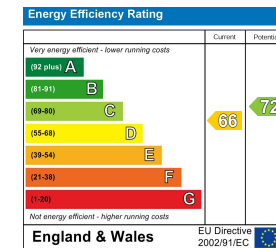
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Area Map



Energy Efficiency Graph



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