



5 Busseys Loke

Bradwell, Great Yarmouth, NR31 8HG

Offers In Excess Of £365,000



5 Busseys Loke

Bradwell, Great Yarmouth, NR31 8HG

Sitting on the highly desirable Busseys Loke in the popular village of Bradwell, Aldreds are delighted to offer this contemporary and energy efficient spacious three bedroom detached bungalow. The property was constructed in 2012. Accommodation includes a spectacular lounge/diner/kitchen with entrance hall recess area, master bedroom with ensuite shower room, two further bedrooms, family shower room and utility room. Outside there is a driveway to front, approximately South facing garden to rear with rear vehicular access and large shed. The property benefits from electric air source heat pump underfloor heating with zoned heating controls. Sealed unit double glazing with integrated blinds. An internal inspection is essential to appreciate the quality and finish of this property.

Lounge/Diner/Kitchen with Entrance Hall recess

27'6" x 17'5" plus recess (8.39 x 5.31 plus recess)

Wood burner, double glazed bi-folding doors to rear garden, skylights, two electric ovens, sink with drainer, waste disposal and water filter, induction hob, integrated fridge, breakfast bar, inset ceiling lights.

Utility Room

8'3" x 5'1" (2.52 x 1.56)

Skylight, plumbing for washing machine, stainless steel sink with drainer, base and wall storage units with worktops.

Inner Hallway

Built in wardrobe and comms cupboard, two skylights.

Master Bedroom

11'9" x 10'9" (3.6 x 3.29)

Built in wardrobes, skylight, double glazed window to front aspect, door to:-

Ensuite Shower Room

Shower in large cubicle, hand basin, low level WC, skylight.

Bedroom 2

11'10" x 10'2" (3.61 x 3.11)

Skylight, double glazed window to front aspect, double glazed window to side aspect, built in wardrobe.





Bedroom 3

12'10" x 10'3" (3.93 x 3.13)

Skylight, built in wardrobe, double glazed window to side aspect.

Family Shower Room

10'6" 6'7" (3.21 2.03)

Shower in large cubicle, his and hers hand basins, low level WC, skylight, tiled walls, heated towel rail.

Outside

To the front of the property there is a block driveway, external power points. To the rear of the property there is an approximately South facing garden which is shingled and decked. Gated vehicular access. Air source heat pump. Block shed one (3.8m x 1.8m) with power and light, block shed two (1.8m x 0.9m).

Tenure

Freehold

Services

Mains water, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band D

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.

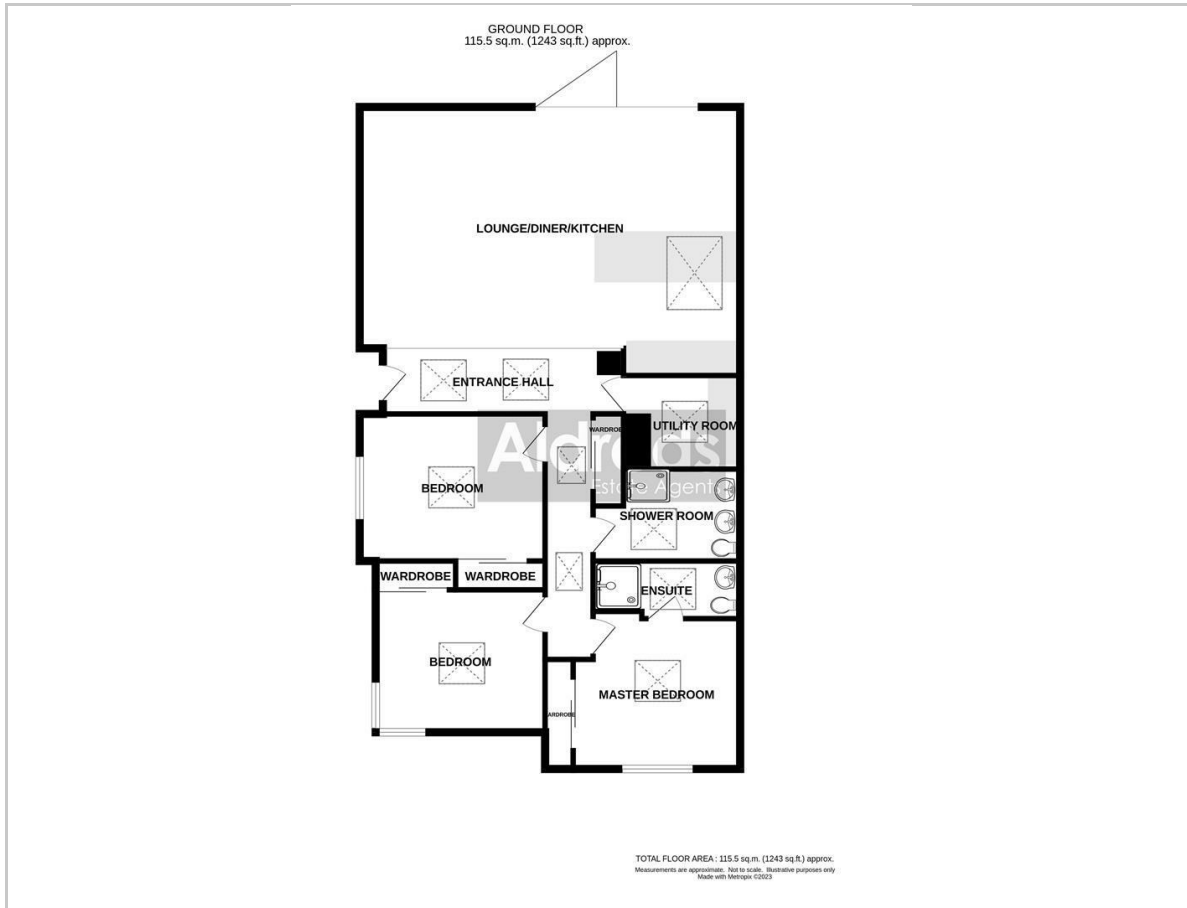
Directions

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 right into Beccles Road, turn left into Busseys Loke where the property can be found on the left hand side.

Ref: G17937/09/23



Floor Plan



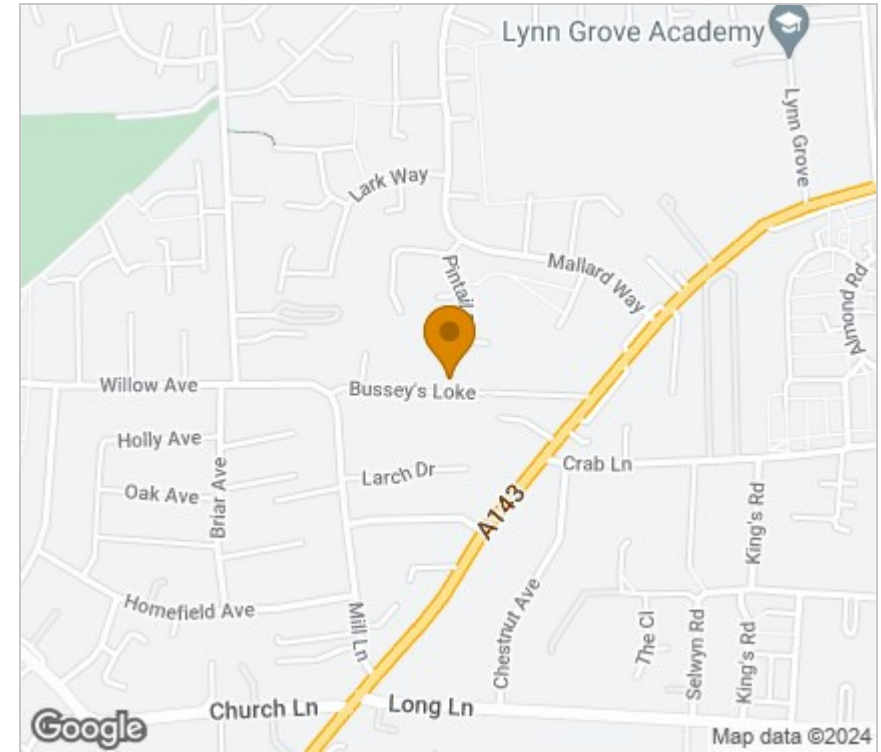
Viewing

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

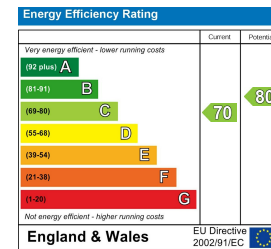
Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA