



**Aldreds**  
Estate Agents

144 Kingfisher Close

Bradwell, Great Yarmouth, NR31 8PQ

£195,000



## 144 Kingfisher Close

Bradwell, Great Yarmouth, NR31

A well presented 3 bedroom mid terraced house, tucked away on a pedestrian walkway with a pleasant enclosed rear garden. The property has a well proportioned lounge, kitchen/diner with doors leading out to the garden and benefits from gas central heating and UPVC double glazed windows and doors.

### Entrance Hall

UPVC entrance door with double glazed panel and a double glazed side panel. Laminate floor. Radiator. Door to a built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Digital thermostat control for heating.

### Lounge

13'7" x 11'4" (4.14m x 3.45m)

Laminate floor. Radiator. UPVC double glazed window to front aspect.

### Kitchen/Diner

17'7" x 9'5" (5.36m x 2.87m )

Worktops with a range of 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 concealed lighting below. Matching dresser with interior lighting. Open display shelves. Built-in fan assisted oven and grill. Inset 4 burner stainless steel gas hob with a concealed extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher. Laminate floor. Radiator. Ceiling spotlights. UPVC double glazed window to rear aspect and UPVC double glazed doors to a paved patio and the rear garden.

### First Floor

#### Landing

Laminate floor. Two built- shelved storage cupboards. Further built-in storage cupboard with a wall mounted gas fired combination boiler. Loft access hatch.

#### Bedroom 1

13'8" x 9'3" max, 9'0" min (4.17m x 2.82m max, 2.74m min)

Laminate floor. Radiator. UPVC double glazed window to rear aspect.

#### Bedroom 2

9'6" x 9'6" plus door recess (2.90m x 2.90m plus door recess)

Laminate floor. Radiator. Fitted wardrobes with drawers below and overhead cupboards. UPVC double glazed window to front aspect.

#### Bedroom 3

7'9" x 6'3" (2.36m x 1.91m)

Laminate floor. Radiator. UPVC double glazed window to front aspect.





### Bathroom

8'0" x 5'4" (2.44m x 1.63m)

Fully tiled walls. Panelled bath with mixer tap and shower attachment and an electric shower unit above. White wash basin with cupboard below. WC with concealed cistern. Chrome towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to rear.

### Outside

A shared pathway with the neighbouring house leads to the front door. The front garden has been landscaped with paved pathway and step leading up to further paved area with shingled areas, surrounded by a white painted picket fence. The rear garden is enclosed by fencing with timber trellis. Brick built storage shed and a timber and felt roof shed (both with light and power). Circular paved area with washing line. Paved patio to immediate rear of property.

### Tenure

Freehold.

### Services

Mains electricity, gas, water and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band A

### 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 \* Dental surgery\* 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, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue over the mini roundabout, at the next roundabout turn left and follow the road round to the left into Mill Lane, turn left into Kingfisher Close. Follow the road along and the property will be found along a pedestrian walkway on the right, adjacent to the parking area.

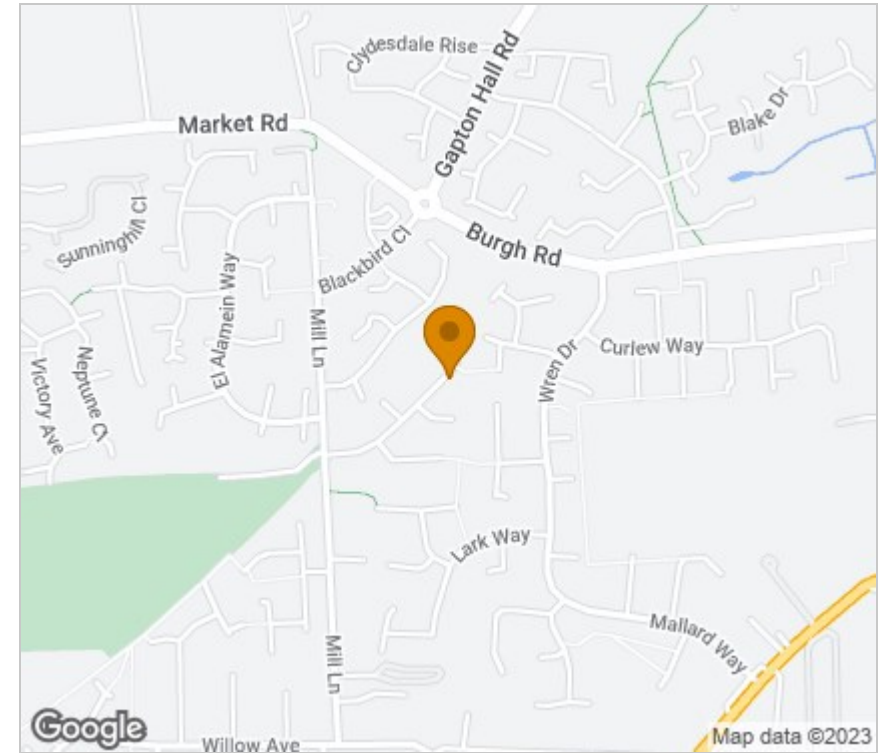
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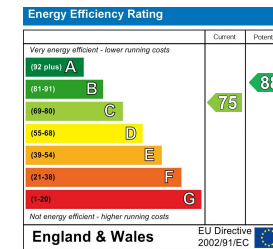
## Floor Plan



## 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.

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