



2 Linnet Close

Bradwell, Great Yarmouth, NR31 8JF

Offers In Excess Of £190,000



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A mature, three bedroom semi detached house with conservatory and garage sitting in this popular Bradwell location. On the ground floor there is an entrance porch, entrance hall, lounge, conservatory, kitchen, side porch and cloakroom. On the first floor there is a landing with three bedrooms and a shower room leading separately off. Front and rear gardens.

### Entrance Porch

Door to front.

### Entrance Hall

Stairs rising to landing.

### Cloakroom

Low level WC, hand basin.

### Lounge

18'9" x 9'11" (5.73 x 3.03)

Double glazed window to front aspect, storage heater.

### Conservatory

11'1" x 7'5" (3.38 x 2.27)

Sealed unit double glazing.

### Kitchen

12'7" x 8'10" (3.86 x 2.71)

Base and wall mounted storage units with worktops, double glazed window to rear aspect, door to garden, sink with drainer with mixer tap over, electric hob, electric oven.

### Side Porch

Door to front, door to rear.

### Landing

Storage cupboard, double glazed window to side aspect.

### Bedroom 1

10'9" x 9'10" (3.28 x 3)

Double glazed window to front aspect.





### Bedroom 2

10'9" x 7'9" (3.3 x 2.37)

Secondary double glazed window to rear aspect.

### Bedroom 3

8'2" x 7'8" (2.5 x 2.36)

Secondary double glazed window to rear aspect.

### Shower Room

Shower in cubicle, pedestal hand wash basin, low level WC, double glazed opaque window to front aspect.

### Outside

To the front of the property there is a shingle garden with trees. To the rear of the property there is a lawned garden with bushes shrubs and plants. Paved patio. Driveway leading to garage, the garage has an up & over door, power & light.

### Tenure

Freehold

### Services

Mains water, electricity, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Directions

From our Gorleston office head south along the High Street, at the traffic lights turn right in to Church Lane, head over the roundabout and traffic lights on to Crab Lane, turn right in to Beccles Road, turn left in to Mallard Way, turn left in to Pintail Drive where the house is on the right.

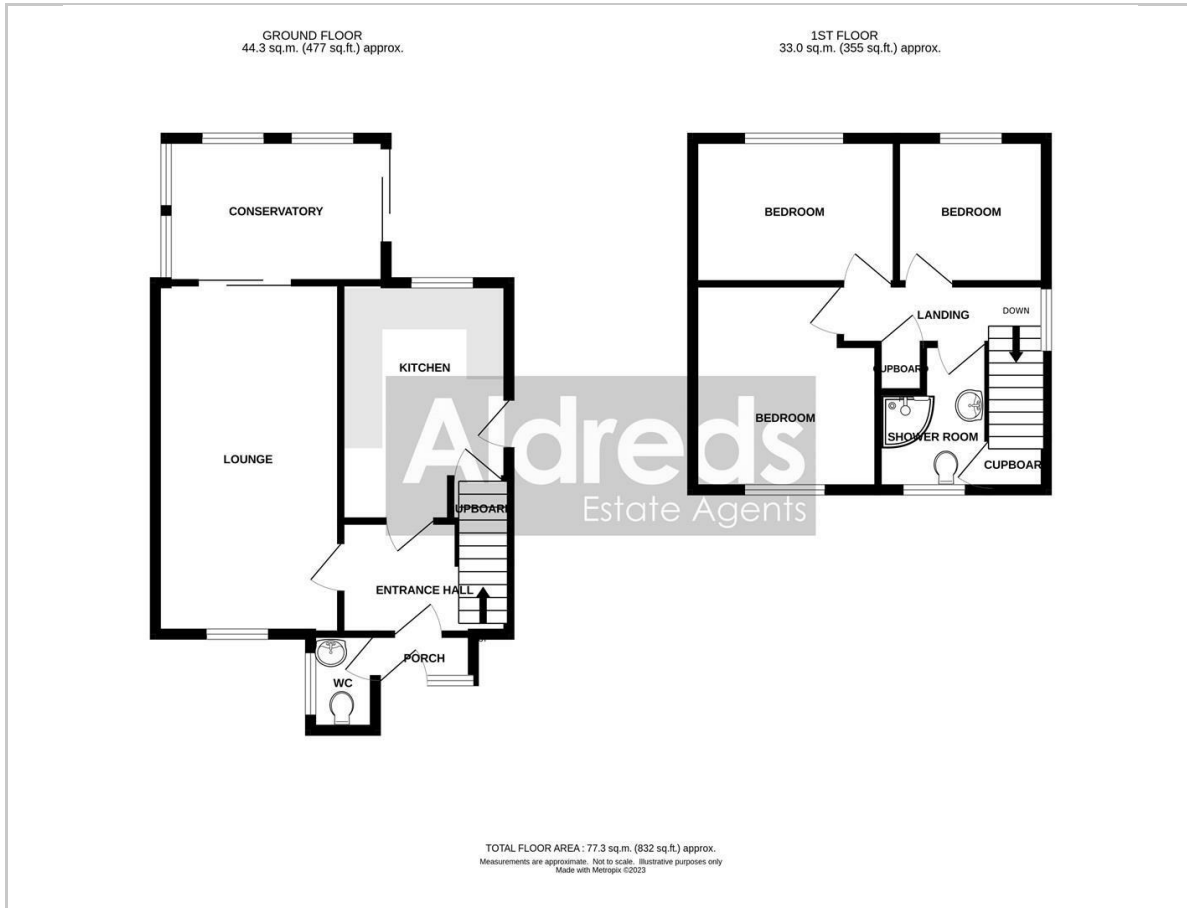
### Location

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.

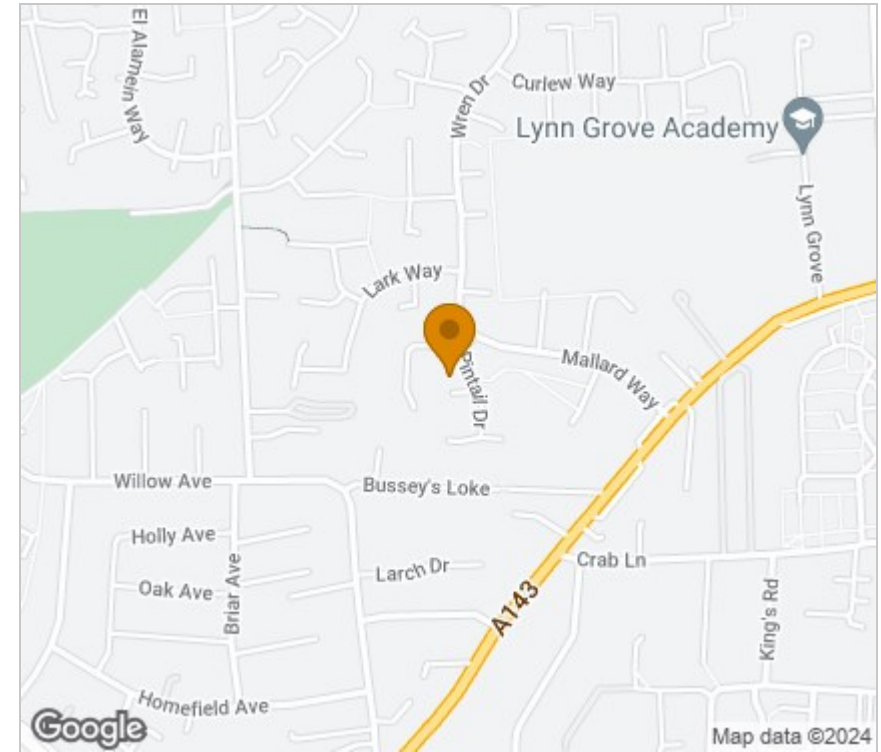
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## Floor Plan



## Area Map



## Viewing

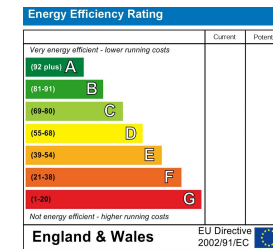
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto: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