

**Aldreds**  
Estate Agents



99 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Offers In Excess Of £280,000



## 99 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Sitting in this popular location of the village of Bradwell, Aldreds are pleased to offer this modern good size three bedroom detached bungalow with large conservatory to rear. Accommodation includes entrance hall, lounge, kitchen, three bedrooms, conservatory and shower room. Gas central heating and sealed unit double glazing. Front & rear gardens and a driveway leading to garage. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

### Entrance Hall

Door to front, airing cupboard, radiator.

### Lounge

17'8" x 11'0" (5.4 x 3.37)

Bay double glazed window to front aspect, double glazed window to side aspect, two radiators, door to:-

### Kitchen

11'1" x 10'0" (3.38 x 3.05)

Base and wall mounted storage units with rolltop work surfaces over, door to side, double glazed window to rear aspect, plumbing for washing machine, part tiled walls, stainless steel sink with drainer, wall mounted gas boiler, electric hob, electric oven.

### Bedroom 1

12'7" x 10'6" (3.84 x 3.22)

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

### Bedroom 2

9'10" x 8'9" (3 x 2.67)

Double glazed window to rear aspect, radiator.

### Bedroom 3

11'5" x 7'8" (3.48 x 2.34)

French doors to:-





### Conservatory

11'1" x 9'10" (3.4 x 3)

Brick base and sealed unit double glazing, door to garden, radiator.

### Shower Room

6'10" x 5'6" (2.1 x 1.7)

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

### Outside

To the front of the property there is a garden, driveway leading to garage, the garage has an up and over door. To the rear of the property there is a good size well kept lawned garden with bushes shrubs and plants, paved patio area.

### Tenure

Freehold

### Services

Mains water, electricity, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - 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.

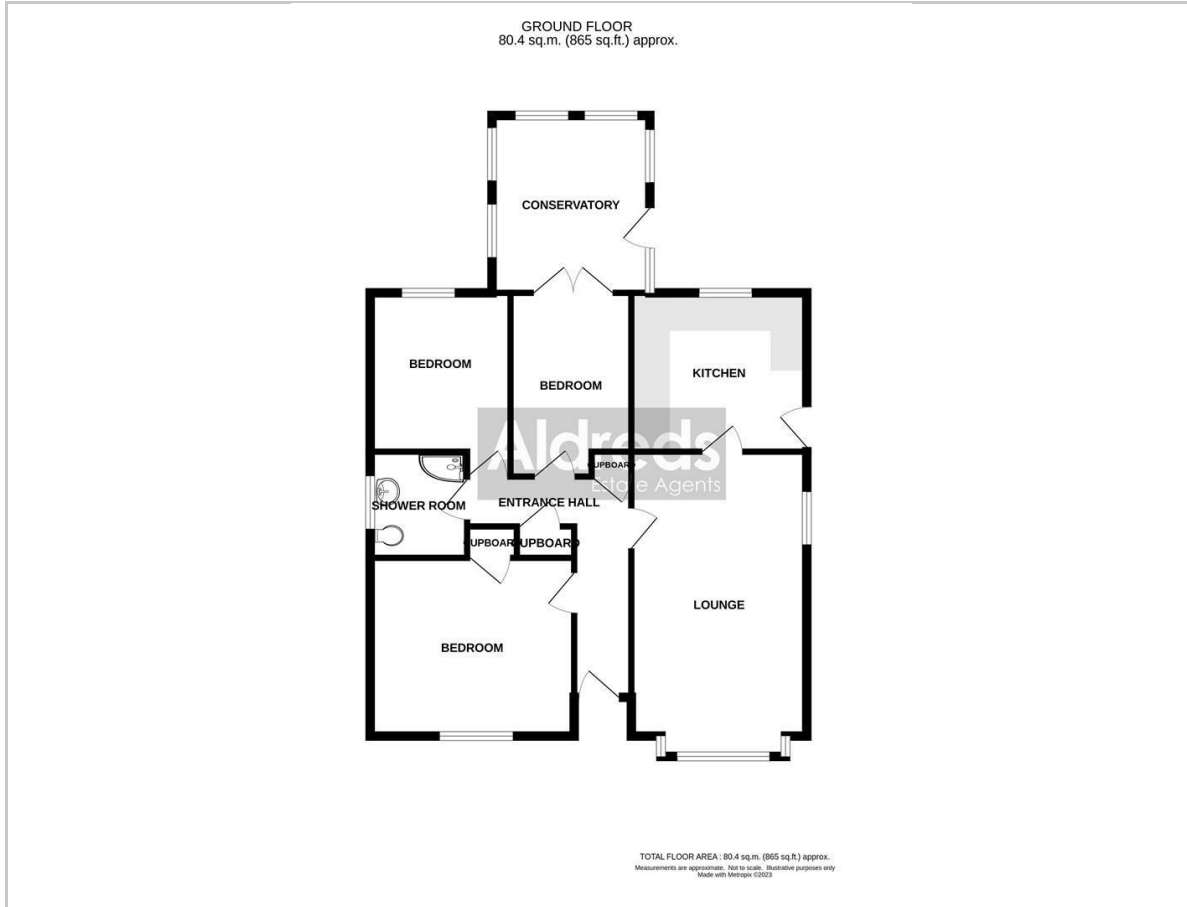
### Directions

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 into Bradwell, continue over the mini roundabout, at the next roundabout turn left, follow the road round to the left into Mill Lane, turn left into Blackbird Close where the property can be found on the left hand side.

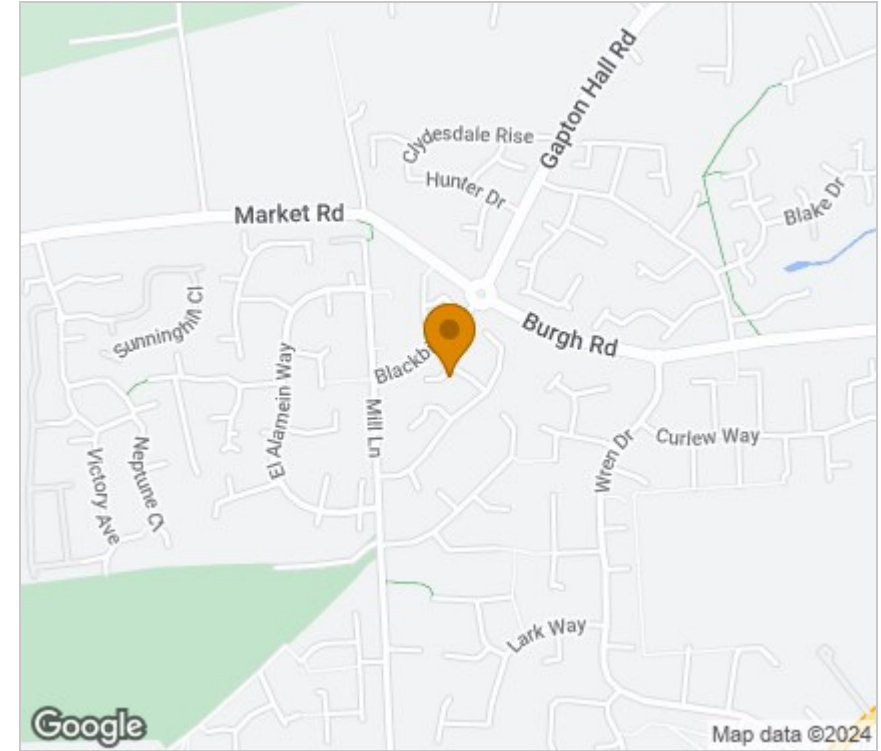
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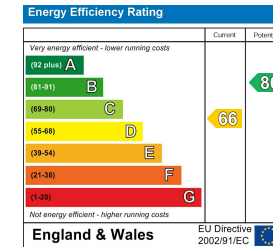
## Floor Plan



## 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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