

Aldreds
Estate Agents



15 Bewick Close

Bradwell, Great Yarmouth, NR31 9UJ

Guide Price £260,000



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****Guide Price £260,000-£270,000** VENDOR FOUND **** A stunning extended 3 bedroom link-detached house with an impressive kitchen/dining room. The property offers beautifully presented accommodation including an entrance porch, lounge, kitchen with integrated appliances, en-suite shower room and bathroom. The property benefits from gas central heating and double glazing. There is parking for 3 vehicles and a pleasant enclosed rear garden.

Entrance Porch

UPVC entrance door with double glazed panels. Radiator. Door with glazed panels to lounge.

Lounge

13'5" x 12'10" (4.09m x 3.91m)

Radiator. Feature fireplace with electric real flame effect stove. Staircase to first floor landing. Thermostat control for heating. wall panelling.

Kitchen

13'5" x 9'2" (4.09m x 2.79m)

Worktops with cupboards and drawers below and an inset stainless steel sink with mixer tap. Matching upstands. Matching wall cupboards and tall unit with a built-in fan assisted double oven and grill. Inset 6 burner gas hob with stainless steel splashback and a stainless steel extractor above. Integrated washing machine and dishwasher. Integrated fridge/freezer. Built-in microwave oven. Wall cupboard concealing a gas fired boiler. Designer radiator.

Dining Room

12'4" x 11'3" (3.76m x 3.43m)

Radiator. Television point. Two Velux skylight windows. UPVC double glazed window to side. UPVC double glazed windows either side of UPVC double glazed doors to the rear garden.

First Floor

Landing

Coved and textured ceiling.

Bedroom 1

13'1" x 11'3" plus recess (3.99m x 3.43m plus recess)

Two radiators. Television point. Built-in double wardrobe. UPVC double glazed windows to front and rear.





En-suite Shower Room

Fully tiled walls and a corner shower cubicle with a mixer shower and rainfall fitting above. White wash basin with cupboard below and WC with concealed cistern. Chrome towel radiator. UPVC double glazed window to rear.

Bedroom 2 13'5" x 9'3" (4.09m x 2.82m)

Two radiators. Fitted wardrobe. Built-in storage cupboard. Two UPVC double glazed windows to rear.

Bedroom 3 9'2" x 6'7" (2.79m x 2.01m)

Radiator. Built-in airing cupboard with slatted shelf and hot water cylinder. UPVC double glazed window to front.

Bathroom

White suite comprising panelled bath with tiled surround and a mixer shower above. Shower screen. Wash basin with cupboard below. WC. Part tiled walls. Chrome towel radiator. Shaver point. UPVC double glazed window to front.

Outside

There are two parking spaces to the side of the property and a further brick weave parking space to the front of the property. The rear garden is enclosed and laid to lawn with shrub beds and a paved patio area. There is an additional area to the side of the property.

Tenure

Freehold.

Services

Mains water, electricity, gas and drainage are connected.

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.

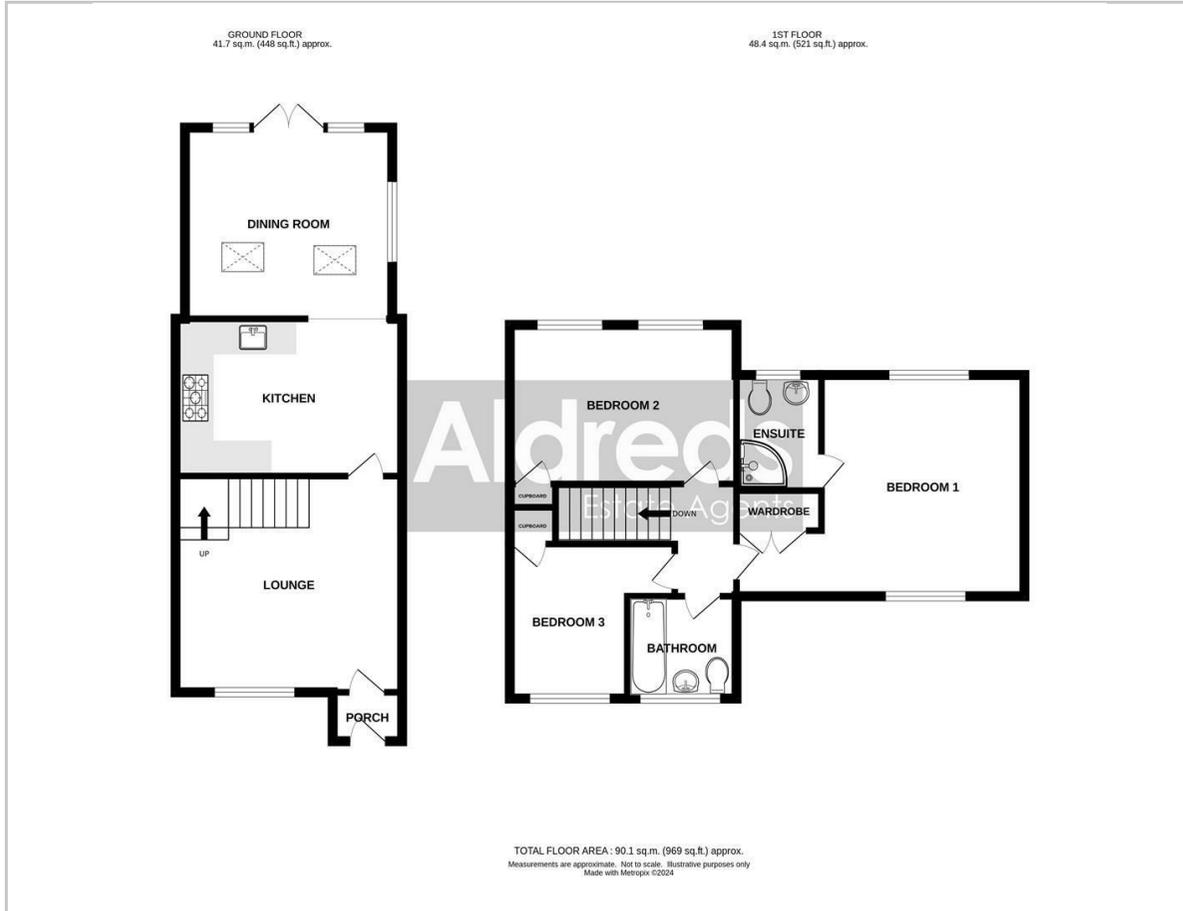
Directions

From the Gorleston office head 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 right into Gapton Hall Road, turn right into Shearwater Drive, turn right into Cormorant Way, turn left into Bewick close where the property will be found on the left hand side.

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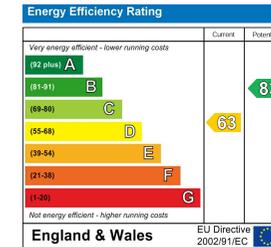
Floor Plan



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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