

**Aldreds**  
Estate Agents



57 Chestnut Avenue

, Bradwell, NR31 8PL

£235,000



## 57 Chestnut Avenue

, Bradwell, NR31 8PL

A stunning extended semi-detached bungalow with two double bedrooms, shower room, kitchen/diner with doors leading out to the rear garden and a lounge. In addition, the property benefits from gas central heating and UPVC double glazed windows. The owners have recently improved the driveway which provides ample off road parking.

### Kitchen/Diner and Hallway

11'0" x 9'3" plus 9'7" x 5'10" (3.35m x 2.82m plus 2.92m x 1.78m)

Base and wall mounted storage units with work tops over, UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, sink and drainer with mixer tap, plumbing for washing machine, electric hob, electric oven. Radiator. Loft access (gas boiler in the loft). UPVC double glazed window to side.

### Lounge

12'6" x 11'5" (3.81m x 3.48m)

Radiator. Double Glazed window to side aspect.

### Inner Hallway

10'11" x 2'7" (3.33m x 0.79m)

Radiator.

### Bedroom 1

12'5" x 12'7" into bay (3.78m x 3.84m into bay)

Radiator. Bay with UPVC double glazed windows to front aspect.

### Bedroom 2

10'11" x 9'4" (3.33m x 2.84m)

Radiator. UPVC double glazed window to side aspect.





### Shower Room

8'6" x 6'0" (2.59m x 1.83m)

Large tiled corner shower cubicle with a mixer shower, hose attachment and a rainfall fitting above. White wash basin with cupboard below. WC with concealed cistern. Towel radiator. Built-in storage cupboard. Velux skylight window.

### Outside

The front garden has been shingled for low maintenance and to provide additional parking space. A brick weave driveway leads to the side of the property and provides ample parking. The rear garden is fully enclosed and laid to lawn with shrub border and a decked patio to the immediate rear of the property.

### Tenure

Freehold

### Services

Mains gas, electricity, water 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.

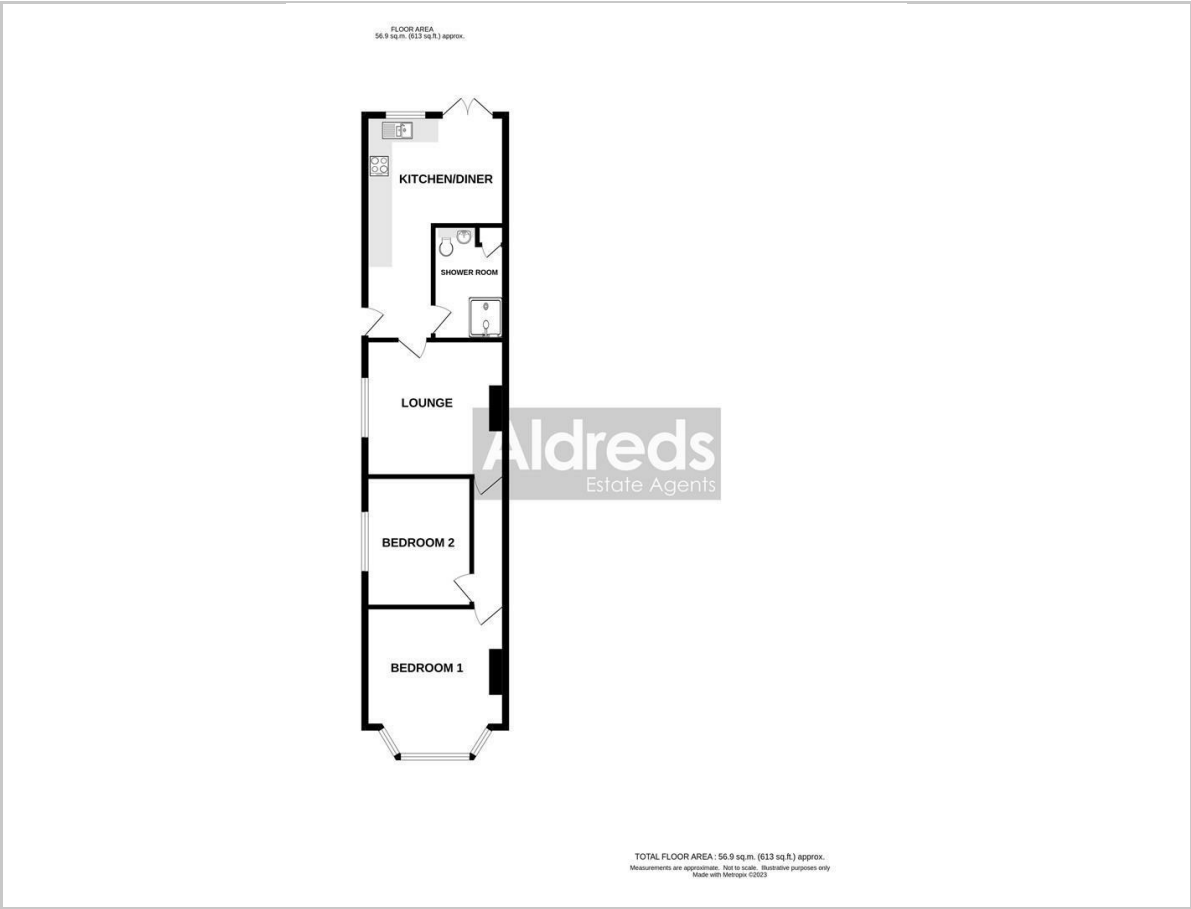
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, continue into Bradwell, turn left into Chestnut Avenue where the property can be found on the left hand side.

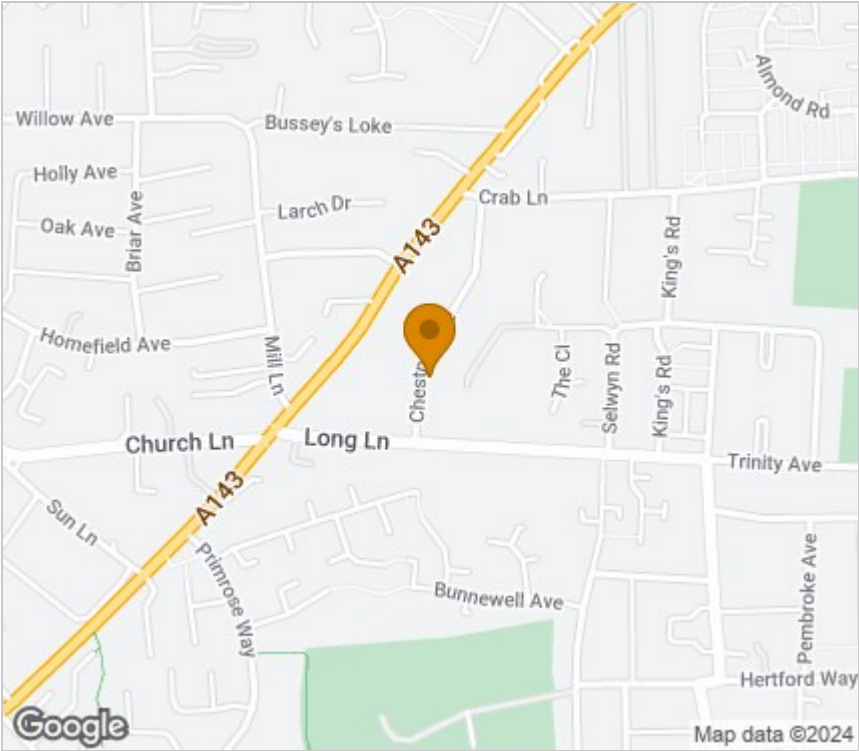
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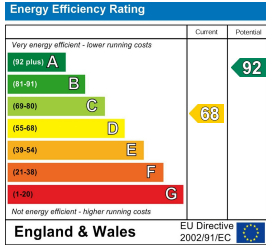
Floor Plan



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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