

**Aldreds**  
Estate Agents



5 Primrose Way

Bradwell, Great Yarmouth, NR31 8RN

Offers In Excess Of £210,000





## 5 Primrose Way

Bradwell, Great Yarmouth, NR31

With a driveway and garage to the rear Aldreds are pleased to offer this three bedroom semi detached chalet bungalow. On the ground floor there is an entrance hall, lounge, kitchen, ground floor bedroom and a bathroom. On the first floor there is a landing and two bedrooms. Gas central heating. Gardens to front and rear. Carpets as fitted are included in the asking price.

### Entrance Hall

Door to front.

### Lounge

15'6" x 13'2" (4.74 x 4.02)

Stairs rising to landing, window to front aspect, radiator.

### Kitchen

10'3" x 6'10" (3.14 x 2.1)

Base & wall units with worktops, wall mounted gas boiler, door to rear window to rear aspect, plumbing for washing machine, sink, electric cooker point.

### Bedroom 3

10'3" x 10'0" (3.13 x 3.06)

Built in wardrobe, storage cupboard, window to rear aspect, radiator.

### Bathroom

Panel bath, hand basin, low level WC, opaque window to front aspect, radiator.

### Landing

Storage cupboard.

### Bedroom 1

11'10" x 9'10" (3.63 x 3)

Built in wardrobe, storage cupboard, Velux window, radiator.







### Bedroom 2

11'10" x 7'1" (3.63 x 2.16)

Storage cupboard, Velux window, radiator.

### Outside

To the front of the property there is a lawned garden with pathway to front door. Lawned garden and paved patio to the rear. To the rear there is also a driveway leading to garage with up & over door and power & light.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### 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.

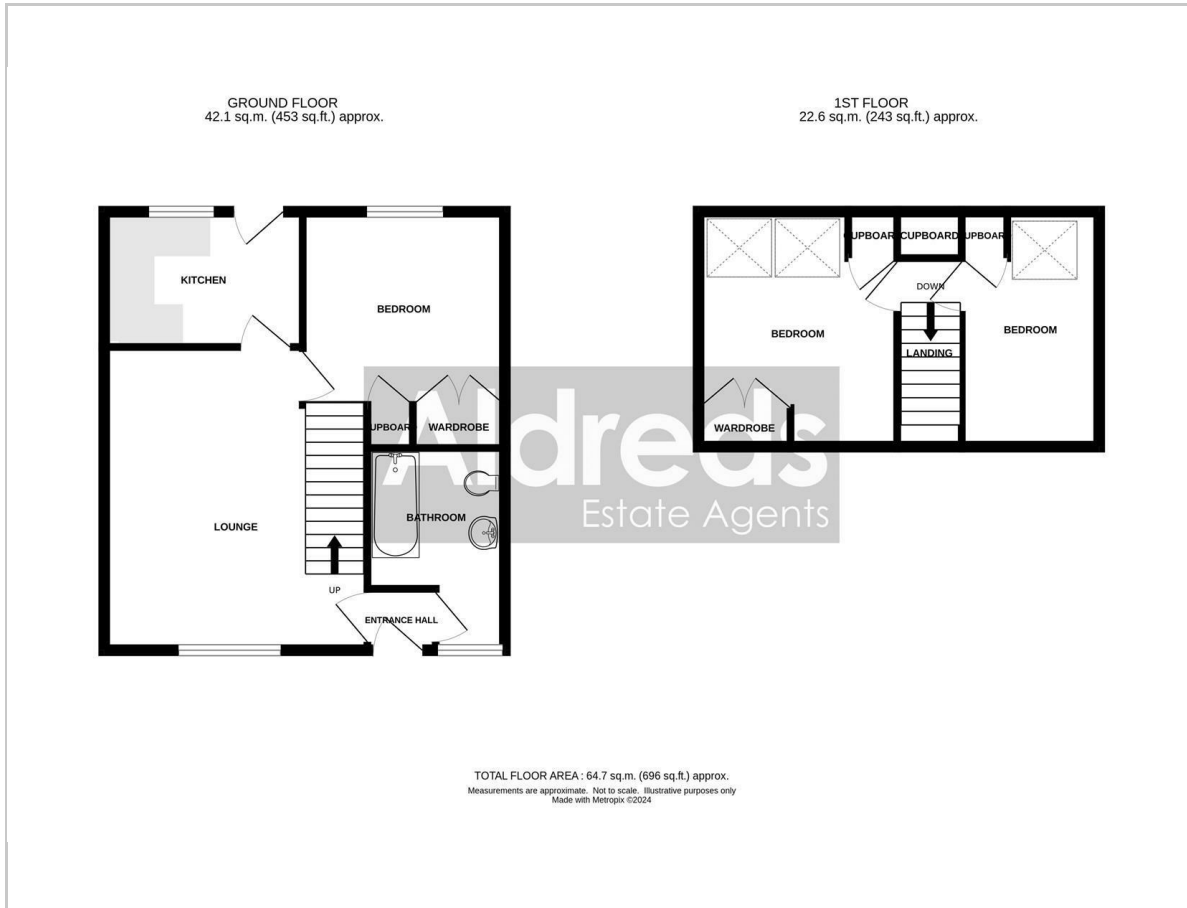
### Directions

From our Gorleston office head south along the High Street, turn right in to Church Lane, continue over the roundabout and traffic lights on the Crab Lane, at the T junction turn left on to Beccles Road, continue over the traffic lights turning left in to Primrose Way.

REF G17978/01/24



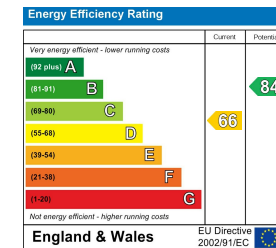
## Floor Plan



## 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.

### Disclaimer

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149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: 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