

**Aldreds**  
Estate Agents



291 El Alamein Way  
Bradwell, Great Yarmouth, NR31 8TX

Asking Price £350,000



## 291 El Alamein Way

Bradwell, Great Yarmouth, NR31

A very spacious and well presented executive style three bedroom detached bungalow. The property offers an entrance hall, lounge, dining room, kitchen, utility room, conservatory, master bedroom with ensuite, two further bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Gardens and a driveway leading to a large garage.

### Entrance Hall

Door to front, radiator, loft access.

### Lounge

15'9" x 13'3" (4.82 x 4.04)

Double glazed window to front aspect, radiator.

### Dining Room

10'11" x 9'11" (3.34 x 3.03)

Radiator, double glazed patio doors to :-

### Conservatory

11'1" x 8'3" (3.4 x 2.52)

Brick based with sealed unit double glazing, double glazed French doors to garden.

### Kitchen

10'10" x 9'8" (3.32 x 2.95)

Base & wall units with worktops, double glazed window to rear aspect, electric hob, electric oven, sink with drainer and mixer tap, part tiled walls, tiled floor.

### Utility Room

8'5" x 5'9" (2.57 x 1.76)

Base units with worktops, door to rear, stainless steel sink with drainer, tiled floor.

### Master Bedroom

Double glazed window to rear aspect, radiator, door to :-

### Ensuite Shower Room

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

### Bedroom 2

11'6" x 10'4" (3.52 x 3.16)

Double glazed window to front aspect, radiator.

### Bedroom 3

10'0" x 9'9" (3.05 x 2.99)

Double glazed window to front aspect, radiator.





### Bathroom

9'11" x 6'9" (3.04 x 2.07)

Panel bath, hand basin, low level WC opaque double glazed window to side aspect, radiator.

### Outside

To the front of the property there is a brick weave garden with driveway leading to garage. The garage is larger than average measuring 8.72 x 3.1 with power & light. To the rear there is a good sized lawned garden with paved and brick weave patios.

### Tenure

Freehold

### Council Tax

Band E

### Services

Mains water, electricity, gas, drainage

### EPC

D Rating - 65

### 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.

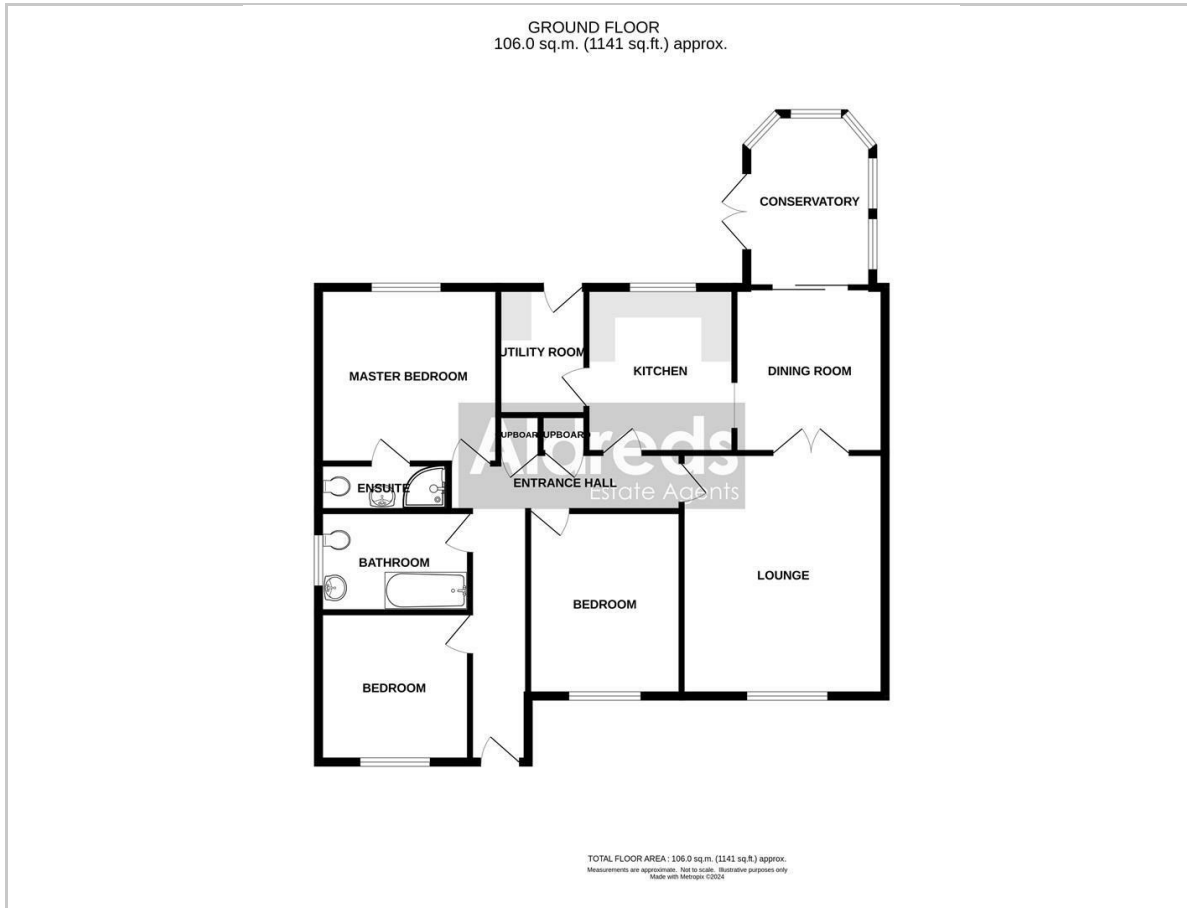
### Directions

From our Gorleston office head north along the High Street, continue in to High Road, turn left in to Beccles Road, at the roundabout turn right in to Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left in and turn right after the doctors in to Mill Lane, turn left in to El Alamein Way, take the first turning on the right and turn right at the T junction where the property is on the left.

Ref G18027/03/24



## Floor Plan



## Viewing

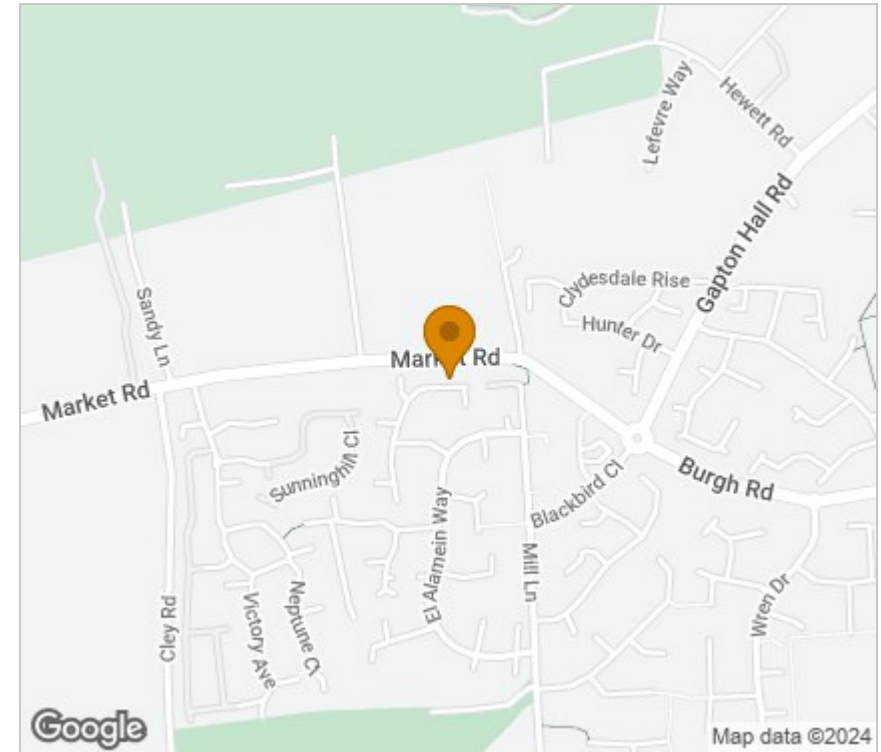
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

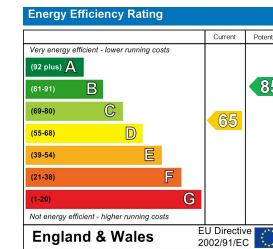
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## Area Map



## 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