

Aldreds
Estate Agents



30 Lark Way

Bradwell, Great Yarmouth, NR31 8SB

£240,000



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A well presented three bedroom semi detached house sitting in this popular Bradwell location. Gardens and driveway. Internally there is an entrance hall, lounge, kitchen, landing, three bedrooms and a bathroom. Gas central heating and sealed unit double glazing.

Entrance Hall

Stairs rising to landing, door to front, under stair cupboard, radiator.

Lounge

15'7" x 12'6" (4.76 x 3.83)

Double glazed patio door to rear, radiator.

Kitchen

11'8" x 9'4" (3.58 x 2.85)

Base & wall units with worktops, double glazed window to front aspect, door to side, gas cooker point, stainless steel sink with drainer.

Landing

Loft access.

Bedroom 1

14'11" x 9'4" (4.55 x 2.86)

Double glazed window to rear aspect, radiator.

Bedroom 2

9'6" x 8'5" (2.91 x 2.57)

Double glazed window to front aspect, radiator.

Bedroom 3

8'6" x 6'10" (2.6 x 2.1)

Double glazed window to rear aspect, radiator.

Bathroom

6'9" x 5'5" (2.07 x 1.67)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to front aspect, heated towel rail.





Outside

To the front there is a lawned garden and driveway. To the rear there is a lawned garden, decked patio, timber summer house, timber shed.

Tenure

Freehold.

Council Tax

Band B

Services

Mains water, electricity, gas, drainage

EPC

Rating 64

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.

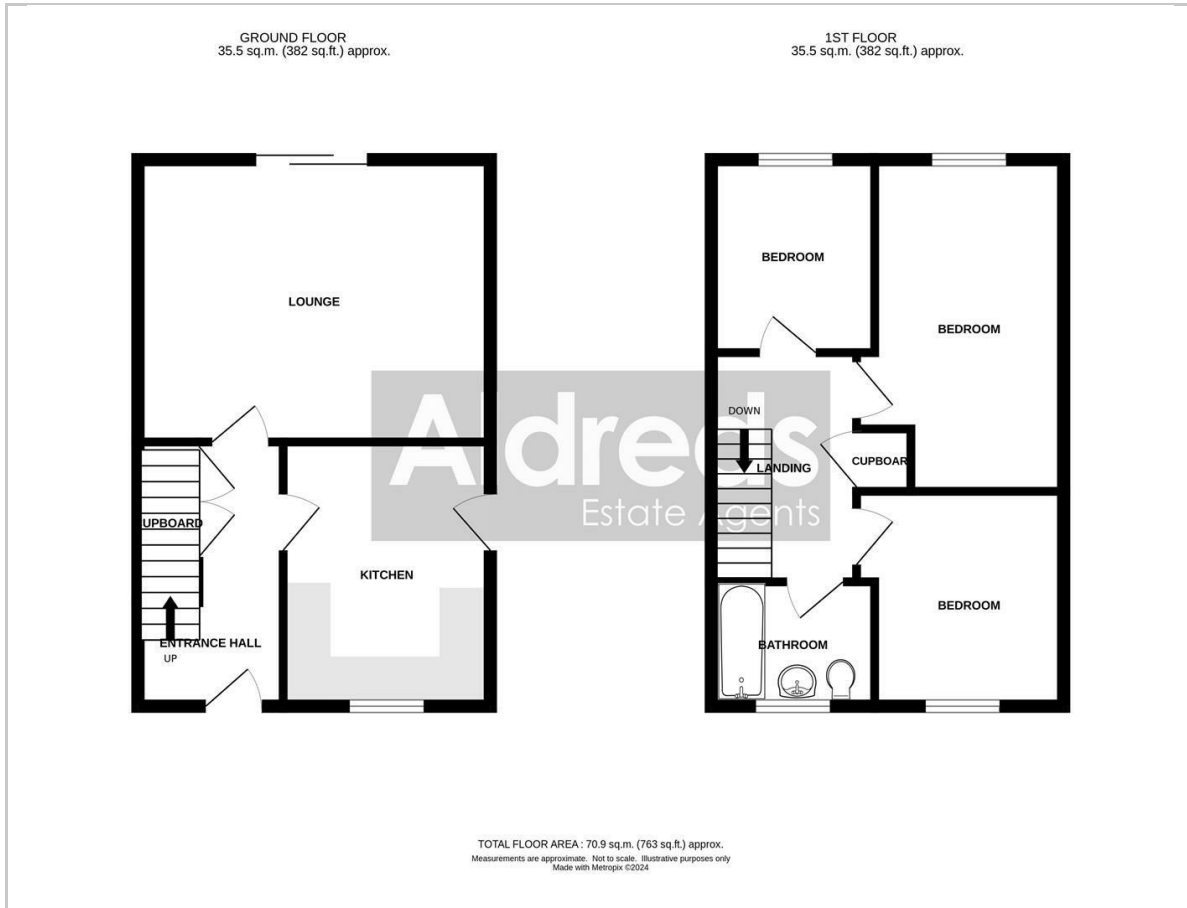
Directions

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

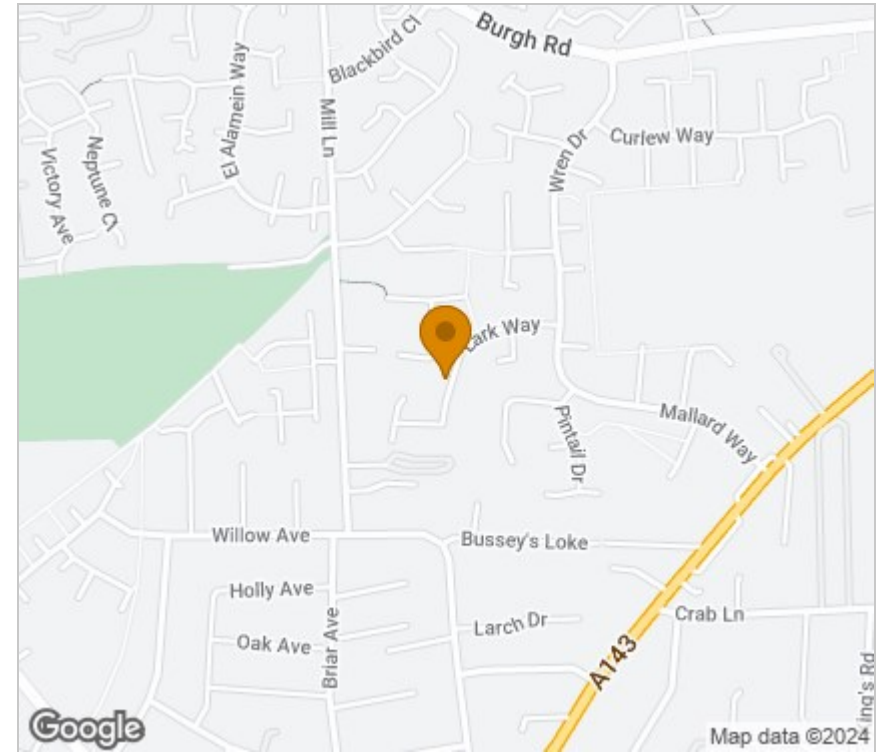
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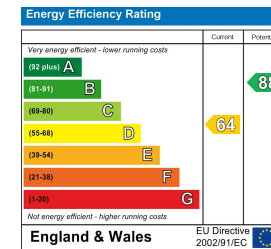
Floor Plan



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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