



Aldreds
Estate Agents

1 Wagtail Close

Bradwell, Great Yarmouth, NR31 8JR

Offers In Excess Of £300,000



3



1



2



D

1 Wagtail Close

Bradwell, Great Yarmouth, NR31

A spacious, extended, well presented three bedroom linked detached house sitting in this popular Bradwell location. On the ground floor there is an entrance hall, lounge, extended dining room/sitting room, kitchen and ground floor cloakroom. The first floor offers three bedrooms and a bathroom leading separately off the landing. Gas central heating and sealed unit double glazing. Outside there are front and rear gardens and a driveway leading to garage. Carpets as fitted are included in the asking price.

Entrance Hall

Double glazed window to front aspect, entrance door.

Cloakroom

Low level WC, hand basin.

Lounge

17'9" x 11'10" (5.41 x 3.61)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

Dining Room/Sitting Room

17'5" x 11'1" (5.31 x 3.38)

Large storage cupboard, two double glazed windows to rear aspect, two radiators.

Kitchen

10'4" x 8'2" (3.15 x 2.49 (3.16 x 2.48))

Base and wall mounted storage units with roll top work surfaces over, double glazed window to rear aspect, plumbing for washing machine, stainless steel sink with drainer, gas cooker point, extractor fan, door to side, wall mounted gas boiler installed January 2024.

Landing

Airing cupboard, double glazed window to side aspect.

Bedroom 1

12'0" x 9'2" (3.66 x 2.79 (3.67 x 2.8))

Double glazed window to front aspect, radiator.

Bedroom 2

10'5" x 9'2" (3.18 x 2.79 (3.17 x 2.8))

Double glazed window to rear aspect, radiator.





Bedroom 3

8'2" x 7'1" (2.49 x 2.16 (2.5 x 2.17))

Double glazed window to rear aspect, radiator.

Bathroom

Panel bath with shower over, pedestal hand wash basin, low level WC, opaque double glazed window to front aspect, radiator, part tiled walls.

Outside

To the front of the property there is a lawned garden with bushes shrubs and plants, driveway leading to garage, the garage has an up and over door. To the rear of the property there is a lawned garden with bushes shrubs and plants. Patio area. To the side of the property there is an additional garden area.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

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.

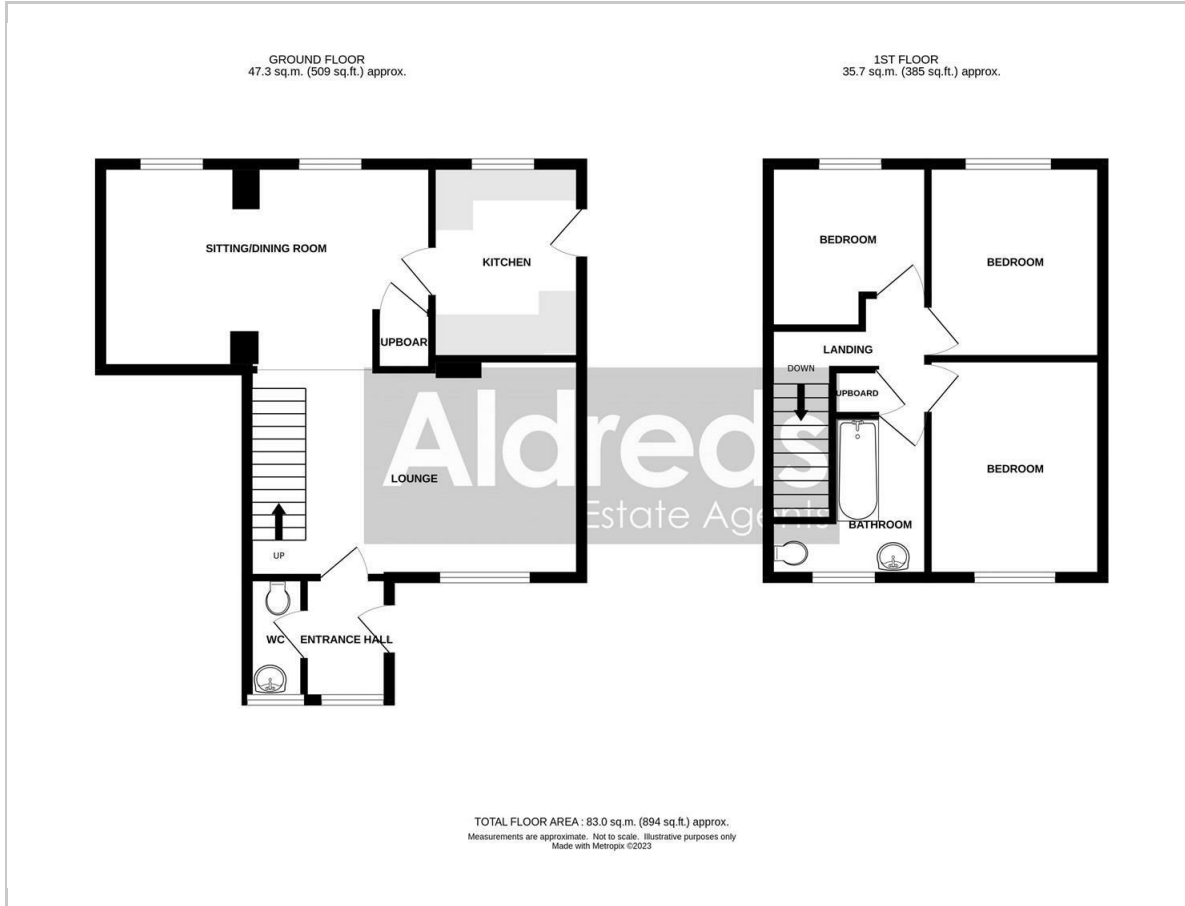
Directions

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, at the mini roundabout turn left into Wren Drive, turn left into Curlew Way, turn right into Wagtail Close where the property can be found on the right hand side.

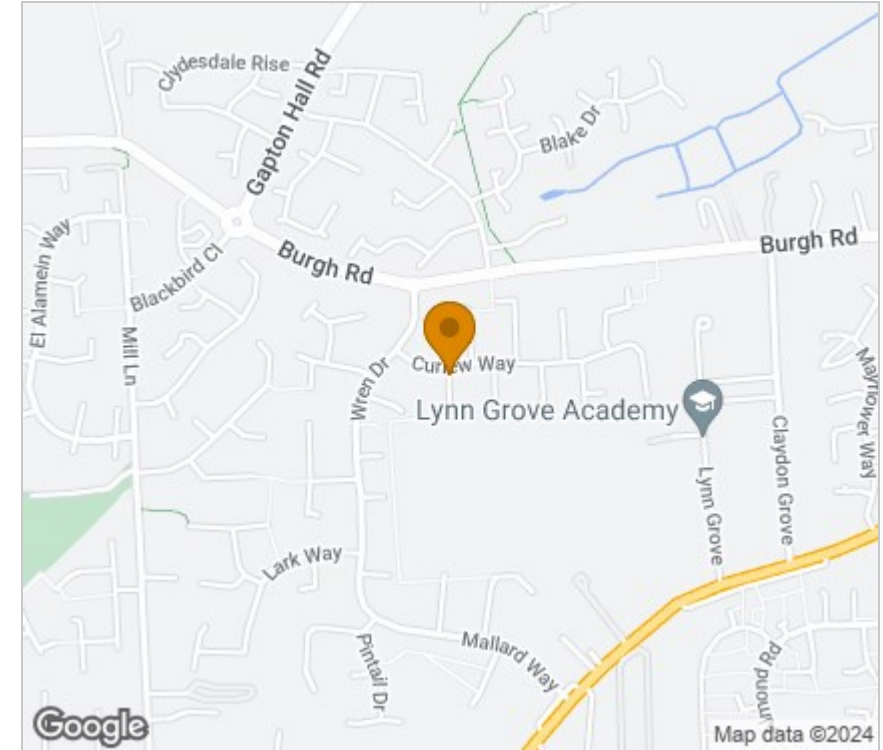
Ref: G17861/05/23



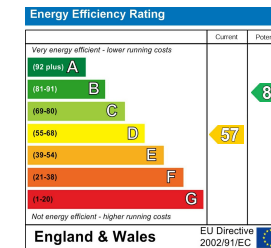
Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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