

Aldreds
Estate Agents



22 Clydesdale Rise
Bradwell, Great Yarmouth, NR31 9UG

£345,000



22 Clydesdale Rise

Bradwell, Great Yarmouth, NR31

A very spacious, well presented, extended three bedroom detached bungalow sitting on a corner plot in this popular Bradwell location. The property has well proportioned accommodation including a good size lounge, dining room, kitchen/breakfast room, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. Outside there are gardens to front, side and rear plus a driveway leading to garage at the rear.

Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Telephone point. Built-in linen cupboard with slatted shelves. Built-in cloaks/storage cupboard. Loft access hatch.

Inner Hallway

Glazed panel doors to dining room. Open archway to lounge.

Lounge

16'9" x 15'7" (5.11m x 4.75m)

Radiator. Cable television point. UPVC double glazed sliding patio doors to the side garden. UPVC double glazed window to rear.

Dining Room

12'2" x 10'2" (3.71m x 3.10m)

Radiator. Fitted wall cupboard. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glaze window to side. Open archway to kitchen/breakfast room.

Kitchen/Breakfast Room

15'7" x 10'4" (4.75m x 3.15m)

Worktops with range of cupboard central below. One and a half bowl single drainer sink. Tiled splashback. Matching wall cupboards with concealed lighting below. Space with gas cooker point and a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Tiled floor. Inset ceiling spotlights. UPVC double glazed windows to side and rear. UPVC door with double glazed panel to side.

Bedroom 1

12'4" x 9'0" + bay (3.76m x 2.74m + bay)

Radiator. Built-in wardrobe along one wall with four floor to ceiling sliding mirror doors. Built-in storage cupboard. Bay with UPVC double glazed windows to front aspect.

En-suite Shower Room

7'7" x 4'11" (2.31m x 1.50m)

Fully tiled walls and a large shower cubicle with a Triton unichrome shower. Wash basin with cupboard below. WC. Fitted mirror. Extractor. UPVC double glazed window to side.





Bedroom 2

12'6" x 10'6" (3.81m x 3.20m)

Radiator. Built-in storage cupboard. UPVC double glazed window to front.

Bedroom 3

10'2" x 9'4" (3.10m x 2.84m)

Radiator. UPVC double glazed window to side.

Bathroom

7'5" x 5'3" (2.26m x 1.60m)

White suite comprising double ended bath with centre tap and it makes a shower above with tiled surround. Wash basin with cupboard below. WC with concealed cistern. Bidet. Radiator. Fitted mirror. Light and shaver point. UPVC double glazed window side.

Outside

To the front of the property there is a shingle garden with bushes, shrubs and plants. To the rear and side of the property there is a paved and astro turf garden with flower beds containing bushes and shrubs. Driveway leading to garage with an electric up-and-over door. Adjoining the rear of the garage is a brick shed measuring 11' 10" x 8' 6" (3.6m x 2.6m) with power and light.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

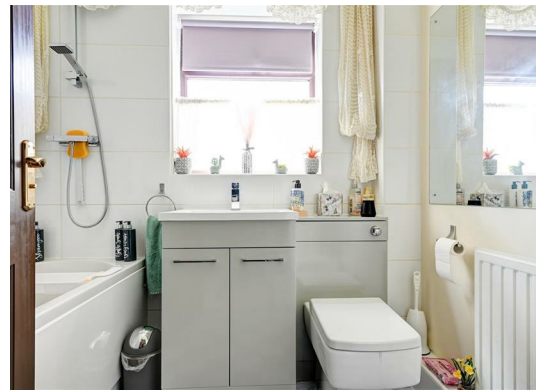
Energy Performance Certificate (EPC)

EPC rating: D (67); potential rating: B (81)

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.

Ref: G18041/04/24



Floor Plan



Viewing

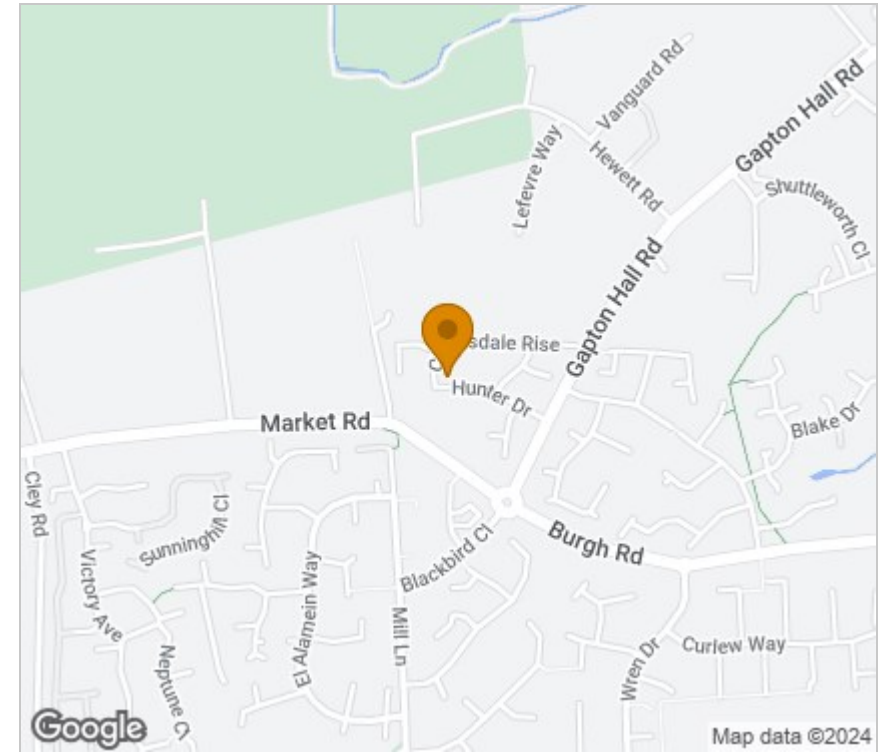
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

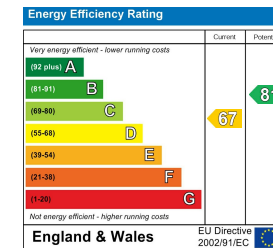
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

Area Map



Energy Efficiency Graph



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