

Aldreds
Estate Agents



118 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SY

Offers In Excess Of £295,000



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118 El Alamein Way

Bradwell, Great Yarmouth, NR31

A fantastic, modern, recently renovated three bedroom detached bungalow sitting in this popular location. The bungalow offers an entrance hall, lounge/dining room, kitchen (fitted 2021), conservatory, three bedrooms and a bathroom (fitted 2020). Gas central heating and sealed unit double glazing. Front and rear gardens, driveway leading to garage. Carpets as fitted are included in the asking price.

Entrance Hall

Storage cupboard, door to side, loft access, radiator.

Lounge/Dining Room

21'8" max 13'1" min x 12'7" max x 9'2" min (6.62 max 4 min x 3.84 max x 2.8 min)

Double glazed window to rear aspect, radiator, double glazed patio doors to:-

Conservatory

Sealed unit double glazing, patio door to garden.

Kitchen

10'5" x 8'0" (3.2 x 2.45)

Fitted in 2021. Base and wall mounted storage units with worktops, door to side, double glazed window to side aspect, inset ceiling lights, stainless steel sink with drainer and mixer tap over, integrated dishwasher, integrated washing machine, Rangemaster gas range cooker with glass splashback and extractor hood, wall mounted gas boiler installed in 2019 with a 12 year guarantee.

Bedroom 1

11'8" x 11'7" (3.56 x 3.55)

Bay double glazed window to front aspect, radiator.

Bedroom 2

14'1" x 8'0" plus wardrobe space (4.3 x 2.46 plus wardrobe space)

Double glazed window to front aspect, radiator.

Bedroom 3 (Currently used as a utility room)

10'0" x 7'3" (3.05 x 2.21)

Double glazed window to side aspect, radiator.





Bathroom

8'3" max x 6'4" (2.54 max x 1.94)

Fitted in 2020. Panel bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

Outside

To the front of the property there is a resin driveway leading to garage, the garage has an electric roller door and benefits from power and light, astroturf garden with bushes and shrubs. To the rear of the property there is a lawned garden with bushes shrubs and plants. Resin patio.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band D

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.

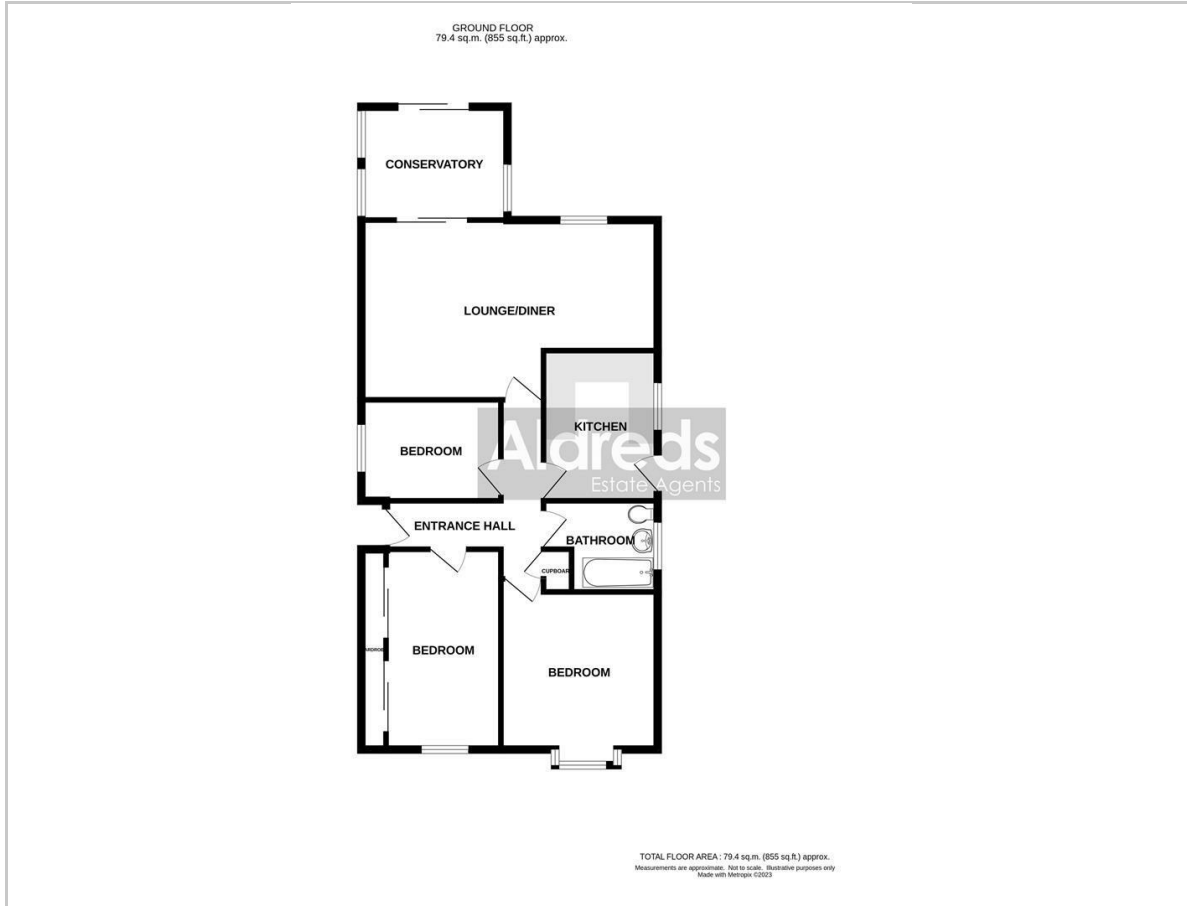
Directions

From the Gorleston office head north along the High Street, continue in to High Road, at the traffic lights turn left on to Beccles Road, at the roundabout take the third entrance in to Burgh Road, continue over the mini roundabout, at the next roundabout turn left and continue in to Mill Lane, turn right in to El Alamein Way where the property is on the right.

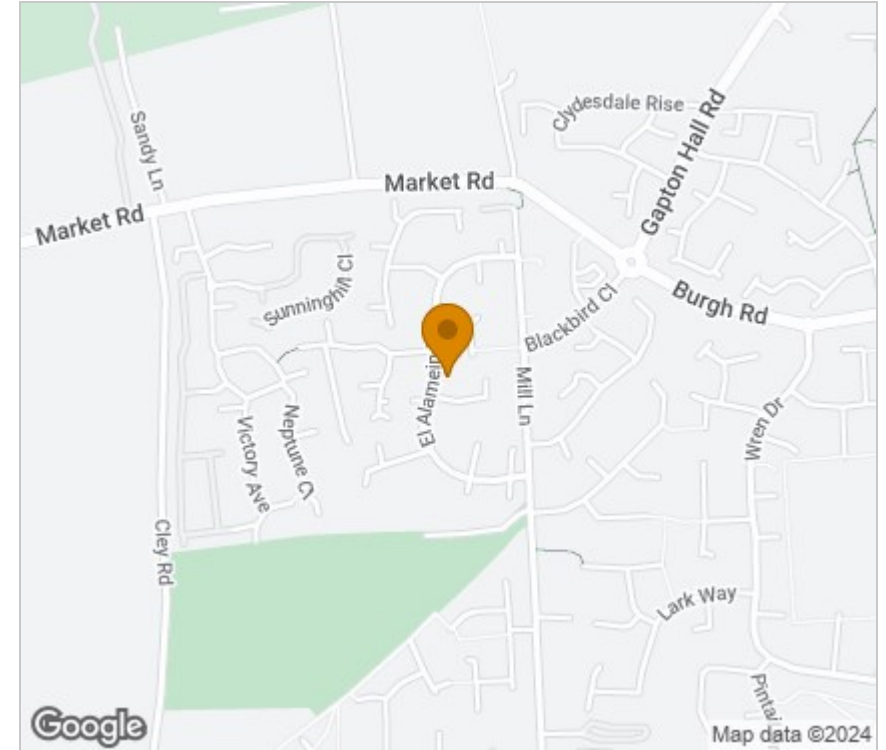
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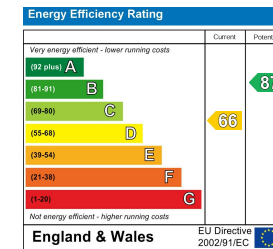
Floor Plan



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.

Disclaimer

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