

**Aldreds**  
Estate Agents



21 Maple Gardens

Bradwell, Great Yarmouth, NR31 8ND

£275,000



## 21 Maple Gardens

Bradwell, Great Yarmouth, NR31

An extended 2 bedroom semi-detached bungalow with a large single garage, adjoining workshop and ample parking. The property is situated in a cul-de-sac and offered for sale with no onward chain.

### Entrance Porch

UPVC entrance door with double glazed panels. Dado rail.

### Entrance Hall

UPVC entrance door with two double glazed panels. Dado rail. Radiator. Built-in storage cupboard with inverter and storage battery for the Photovoltaic Panels.

### Lounge

13'10" x 10'6" (4.22m x 3.20m)

Radiator. Electric fire and exposed brick chimney breast. Television point. Dado rail. UPVC double glazed window to front aspect. Open archway to dining area.

### Dining Room

10'11" x 10'5" (3.33m x 3.18m)

Radiator. Dado rail.

### Kitchen/Breakfast Room

10'10" x 9'6" + 8'11" x 7'11" (3.30m x 2.90m + 2.72m x 2.41m)

Worktops with a range of cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below and a tall cupboard with space fridge/freezer. Tall cupboard with a built-in fan assisted double oven and grill. Four ring electric hob with a stainless steel extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher and a further space for tumble dryer. Cupboard concealing a wall mounted gas fired combination boiler. Tiled floor. Radiator. Two UPVC double glazed windows to side aspect. UPVC double glazed window and a panelled door with single glazed panels to conservatory.

### Conservatory

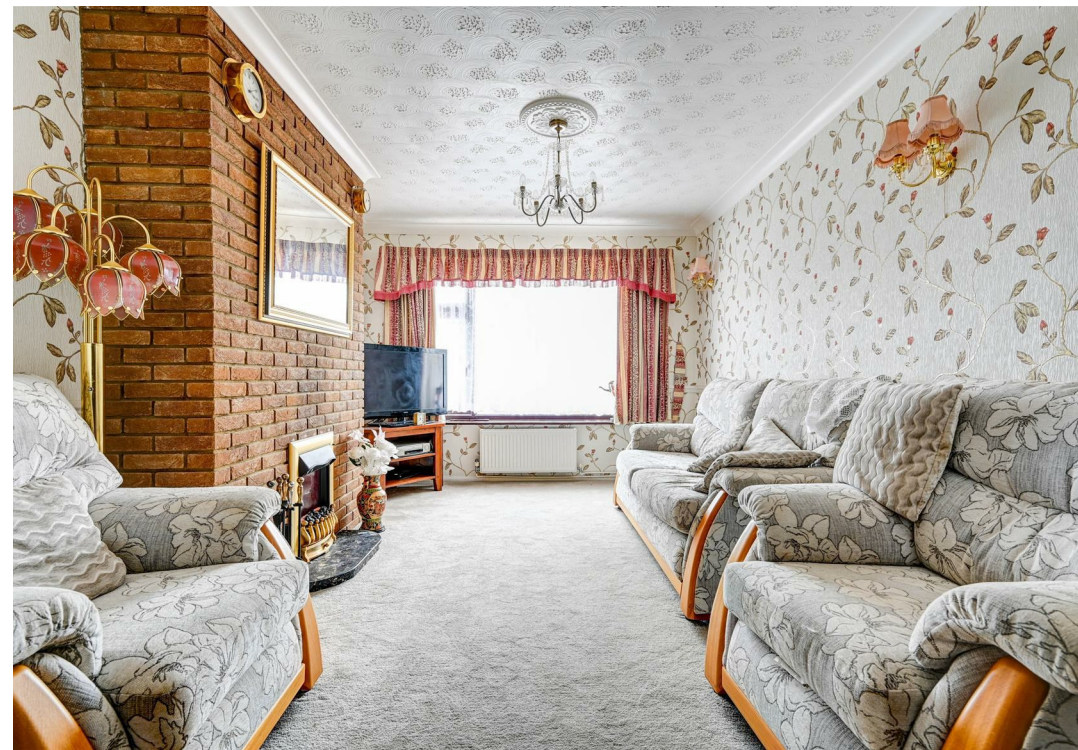
17'7" x 7'9" (5.36m x 2.36m)

Tiled floor. Two radiators. Double power points. UPVC double glazed windows and doors to the rear garden. UPVC stable type door to side.

### Bedroom 1

10'5" x 9'7" (3.18m x 2.92m)

Radiator. Television point. Large built-in wardrobe with three floor to ceiling sliding mirror doors. UPVC double glazed window through to conservatory.





### Bedroom 2

7'11" x 7'5" + door recess (2.41m x 2.26m + door recess)

Radiator. Dado rail. Large built-in wardrobe with three sliding mirror doors. UPVC double glazed window to front.

### Shower Room

6'7" x 5'4" (2.01m x 1.63m)

Fully tiled walls and a corner shower cubicle with an electric shower unit. Pedestal wash basin. WC. Towel radiator. Tiled floor. Extractor. UPVC double glazed window to side.

### Outside

There is ample parking to the front of the property and a driveway leads to a large single garage 5.03m x 3.43m (16'6" x 11'3") with up-and-over-door, light and power, UPVC double glazed window to side. Part glazed door to Workshop 3.43m x 2.62m (11'3" x 8'7") with light and power, UPVC double glazed window and door to the rear garden. The rear garden is enclosed and laid to lawn with a paved patio area, summer house, greenhouse and a garden shed. Outside cold water tap to the side of the property.



### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating:

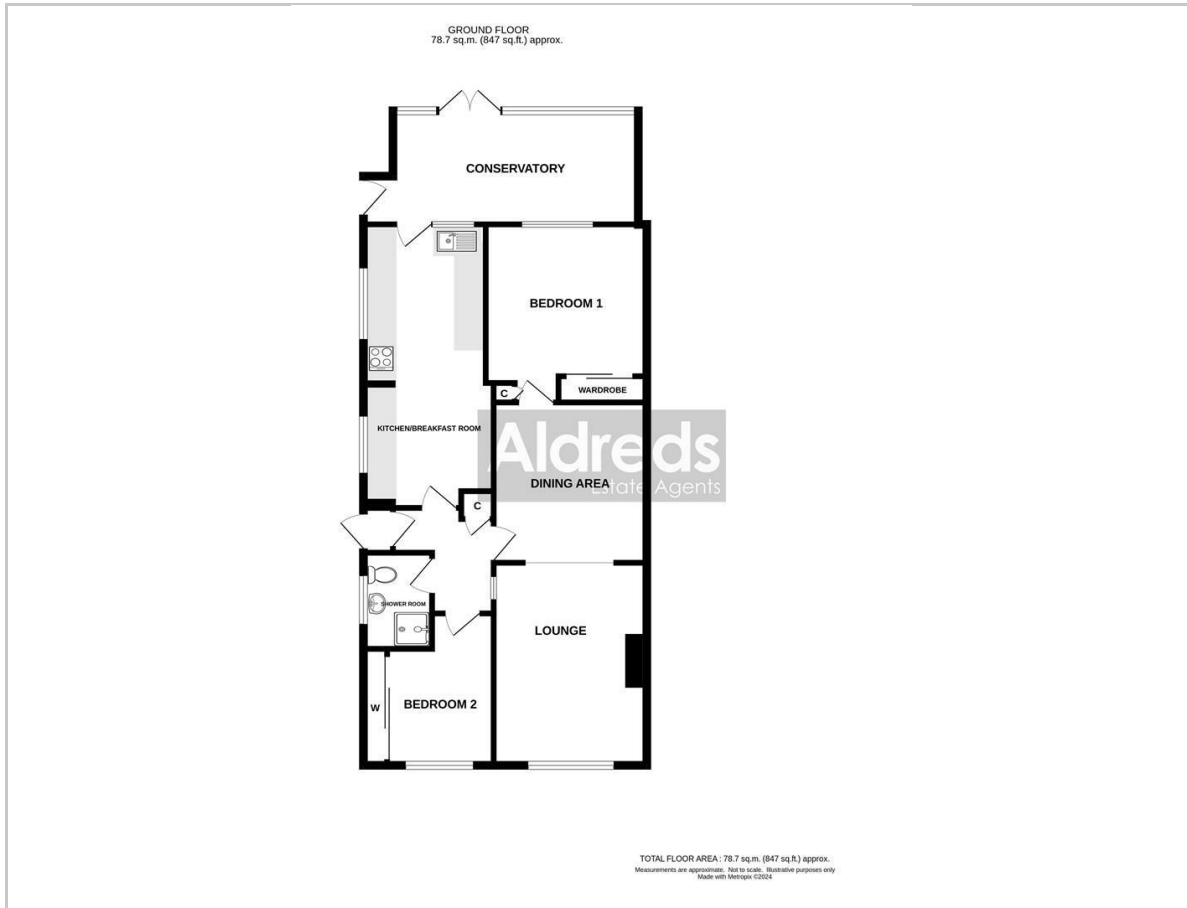
### Location

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: G18043/04/24



## Floor Plan



## Viewing

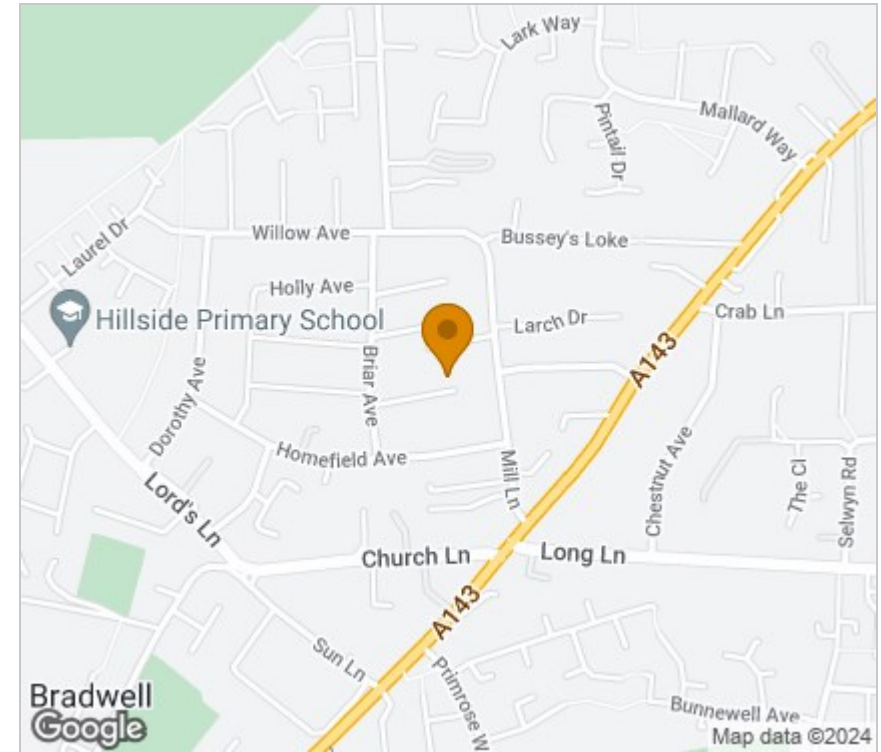
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

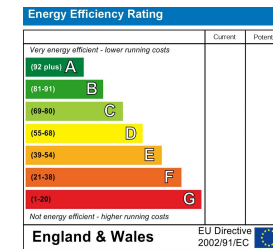
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## Area Map



## Energy Efficiency Graph



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