

Aldreds
Estate Agents

56 Howard's Way

Bradwell, NR31 9FU

Offers In Excess Of £175,000

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Bradwell, NR31 9FU

Situated in the desirable Bluebell Meadow area, this modern two-bedroom home is presented in turn-key condition, having been tastefully decorated throughout. The accommodation includes a spacious lounge, an open-plan kitchen/diner, creating a practical and sociable space for everyday living, with two bedrooms located off the first-floor landing.

Outside, the property benefits from a generous rear garden with a patio seating area, along with a private driveway providing off-road parking for two vehicles. An excellent opportunity for first-time buyers, downsizers or investors seeking a well-presented home in a popular residential location.

Entrance Hall

Vinyl floor, double glazed door to front, radiator, stairs to first floor, access to lounge and downstairs cloakroom.

Cloakroom

Vinyl floor, double glazed window to front, WC, basin

Lounge

9'6" x 15'1" (max) (2.90m x 4.61m (max))

Carpet floor, radiator, double glazed window to front, under stairs cupboard, access into the kitchen/diner

Kitchen/Diner

12'8" x 8'1" (3.88m x 2.47m)

Tile floor, double glazed window to rear aspect, double glazed French doors to rear, radiator, laminate counter tops with over and under counter storage, including the boiler cupboard, integrated appliances including: fridge freezer, washing machine, oven with gas hob, and sink and draining board.

First Floor Landing

Carpet floor, loft hatch, access to 2 bedrooms and bathroom.

Bedroom 1

12'9" x 8'2" (3.89m x 2.51m)

Carpet floor, double glazed window to rear aspect, radiator.

Bedroom 2

10'10" (plus wardrobe space) x 8'5" (3.31m (plus wardrobe space) x 2.59m)

Carpet floor, 2 double glazed windows to front, built in wardrobes, built in cupboard above stairs, radiator.















Bathroom
Vinyl floor, double glazed window to side aspect, WC, basin with vanity storage, bathtub with wall mounted shower.

Outside Front
Brick weave driveway, grass lawn, concrete path to front door, EV charging point.

Outside Rear
Grass lawn, patio seating area, timber fence boundaries including access gate leading to the front of the property, timber storage shed.

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Leasehold - 999 years from 1 January 2015 - Ground rent and service charge approximately £300 per annum.

Services
Mains gas, water, electric, drainage

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
Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn left in to Howards Way, at the T junction turn right and follow the road to the left, turn left after the green.

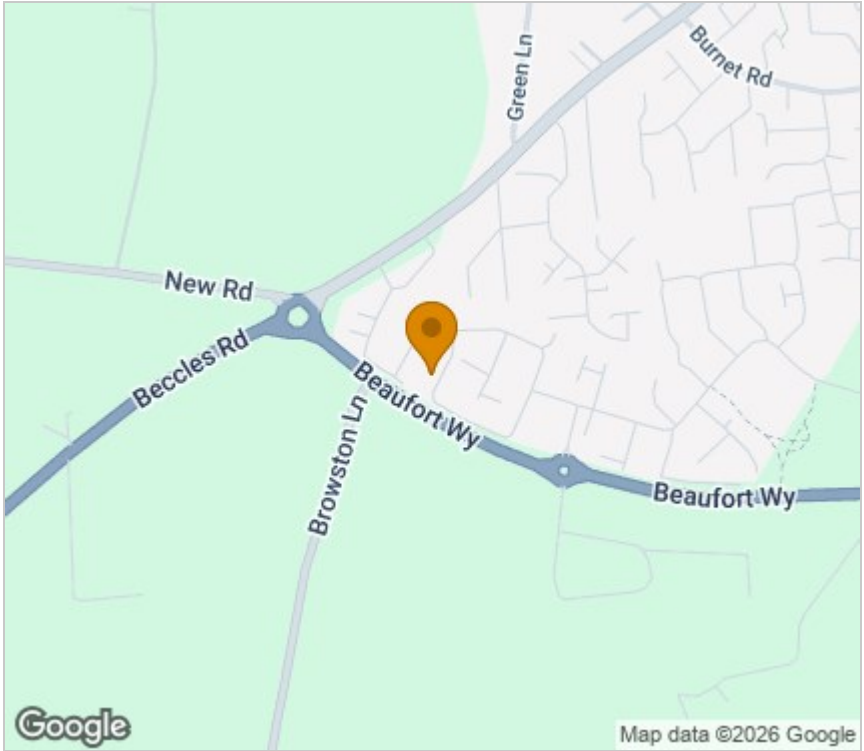
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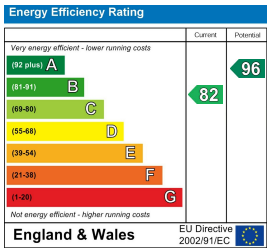
Floor Plan



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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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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA