

Aldreds
Estate Agents

17 Dorothy Avenue, Bradwell NR31 8NR

£335,000

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- Detached Bungalow
- No Onward Chain
- Large Detached Garage/Workshop
- Kitchen
- Gas Central Heating
- 3 Bedrooms
- West Facing Rear Garden
- Lounge/Diner
- Shower Room
- UPVC Double Glazing

This 3-bedroom detached bungalow stands on a good size plot with a west facing rear garden which is not overlooked and a large garage/workshop. The property has undergone a comprehensive refurbishment program in recent times including re-plastering, electrics, new gas boiler and radiators, upgraded kitchen and shower room. No onward chain. Viewing is highly recommended.







Entrance Porch 5'10" x 3'1" (1.78m x 0.94m)

UPVC entrance door with double glaze panel. Tiled floor. Fibre Optic Broadband point. Inset ceiling spotlights. UPVC double glazed windows to front and side.

Entrance Hall 11'2" x 5'9" max, 4'3" min (3.40m x 1.75m max, 1.30m min)

Single glazed entrance door with single glazed windows either side. Wood effect laminate floor. Radiator. Telephone point. Built-in storage cupboard. Inset ceiling spotlights.

Lounge/Diner 19'8" x 11'11" (5.99m x 3.63m)

Two radiators. Cable television point. Inset ceiling spotlights. UPVC double glazed window to front aspect. UPVC double glazed sliding patio door to the rear garden.



Kitchen 10'5" x 8'0" (3.18m x 2.44m)

Worktops with cupboards and drawers below. White single drainer sink with mixer tap and hose attachment. Tiled splashback. Matching wall cupboards and tall storage cupboard. Built-in fan assisted oven and grill and microwave oven with cupboard above and below. Integrated fridge/freezer. Utility space below worktop with plumbing for washing machine. Four ring electric hob with a stainless steel extractor above. Wood effect laminate floor. Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to the rear garden.

Inner Hallway

Radiator. Built-in linen cupboard. Loft access hatch with loft ladder. Inset ceiling spotlights.

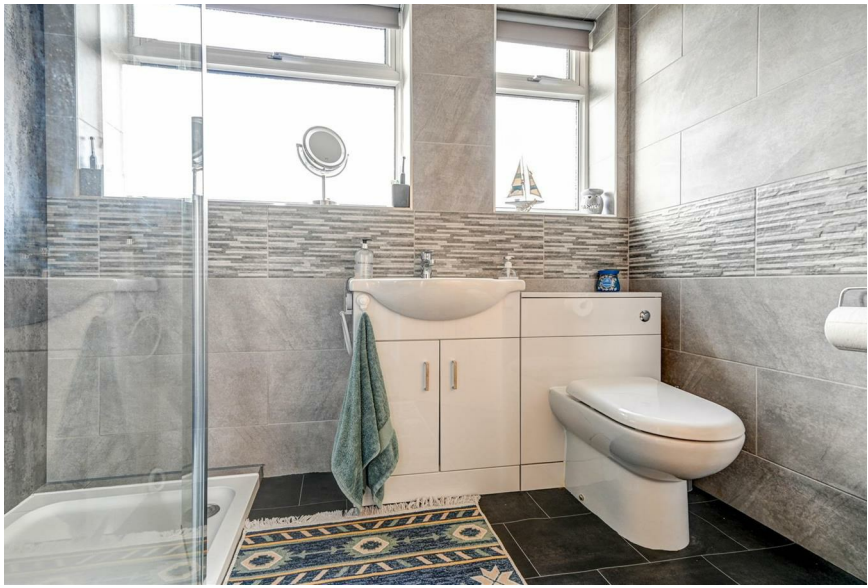
Bedroom 1 12'11" x 10'4" (3.94m x 3.15m)

Radiator. UPVC double glazed window to front aspect.

Bedroom 2 8'10" x 8'5" (2.69m x 2.57m)

Radiator. Built-in double wardrobe with cupboard above. UPVC double glazed window to rear aspect.





Bedroom 3 9'9" x 7'11" (2.97m x 2.41m)
Radiator. UPVC double glazed window to front aspect.

Shower Room 7'10" x 5'4" (2.39m x 1.63m)
Large walk-in shower with a thermostatic mixer shower, shower attachment and a rainfall fitting above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled walls. Designer chrome towel radiator. Extractor. Insect ceiling spotlights. UPVC double glazed windows to rear.

Outside
The front garden is laid to lawn with established shrub border. A driveway widens to the front of the property to provide additional parking space and leads through double gates beside the property to a detached garage/workshop 5.41m deep x 4.22m wide (17'9" deep x 13'10" wide) with electric remote controlled up-and-over door, light and power, UPVC double glazed window to side. The rear garden is west facing, enclosed by fencing and laid to lawn. Double external electric plug socket to the front of the garage and an outside cold water tap to the rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity 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 South along the High Street and at the traffic lights turn right into Church Lane Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road and take the first turning on the right onto Bradwell Avenue. At the 'T' junction, turn right onto Mill Lane. Follow Mill Lane round to the left, continuing past Briar Avenue into Willow Avenue and take the next turning on the left onto Dorothy Avenue where the property will be found on the right hand side.

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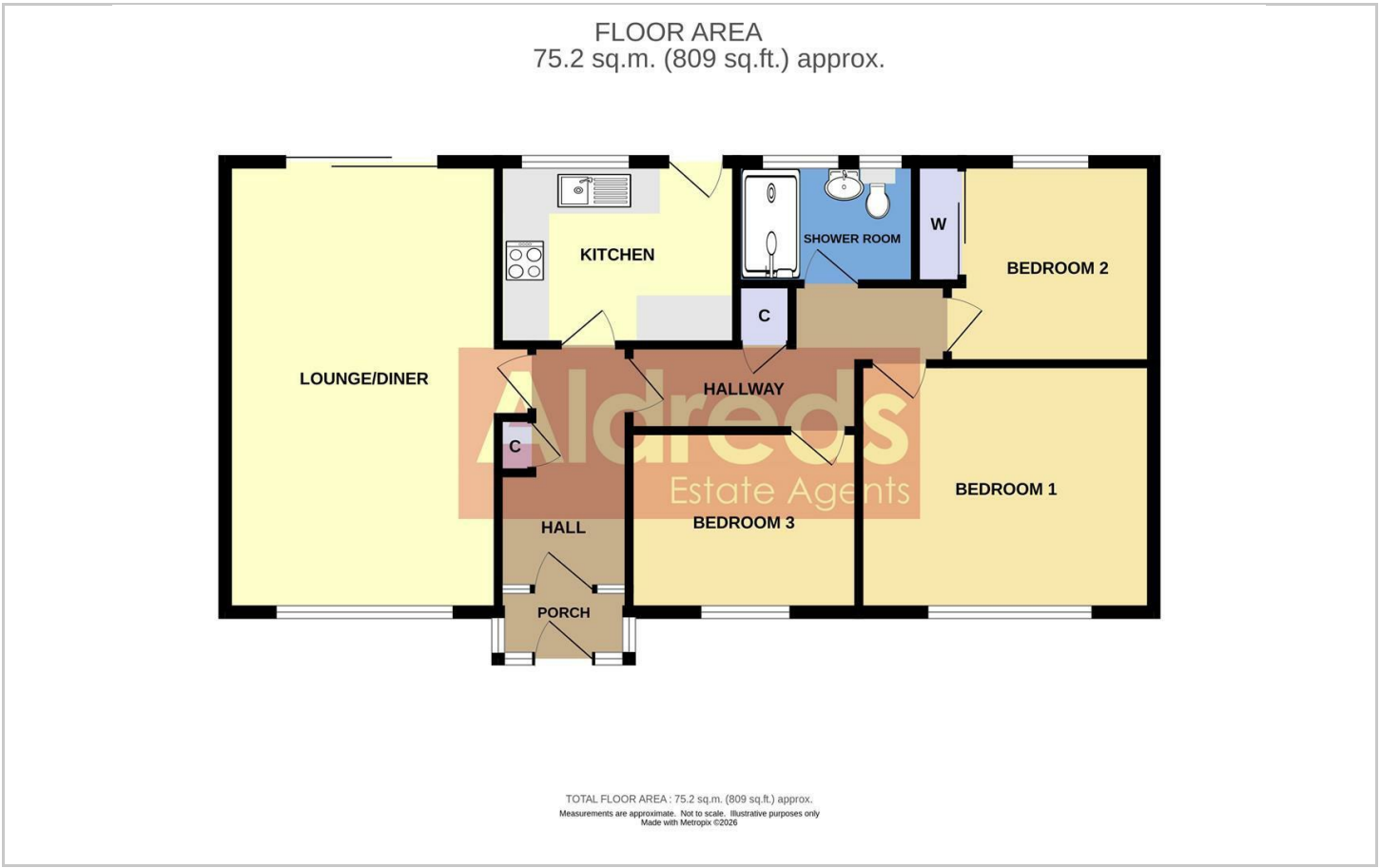
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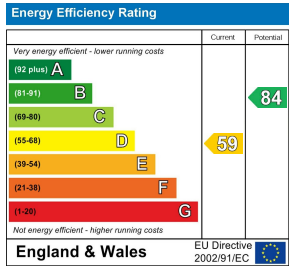
Floor Plans



Location Map



Energy Performance 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