

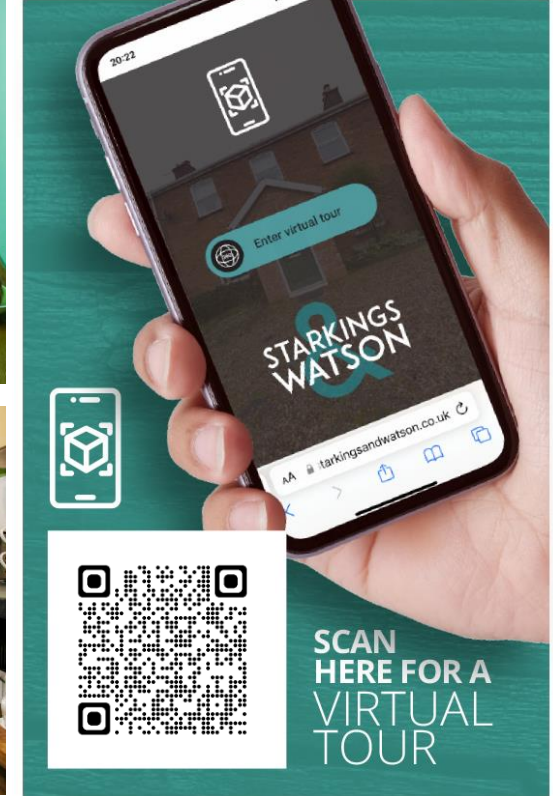
HUNTER DRIVE

Bradwell, Great Yarmouth NR31 9UA

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- End-Terrace Bungalow
- Spacious Sitting Room
- Enclosed Rear Garden
- Off road Parking to Rear
- Double Bedroom
- Double Glazing & Gas Central Heating
- Close to local amenities
- Adapted for Disabled Access

A rare opportunity to acquire an END-TERRACE BUNGALOW in highly sought after Bradwell, CLOSE TO LOCAL FACILITIES and major road networks. The accommodation has been ADAPTED FOR DISABLED ACCESS by the current vendor, making this an ideal property for those requiring access of this type. The property benefits from an entrance hall, SPACIOUS SITTING ROOM and DOUBLE BEDROOM, fitted kitchen and family bathroom. The property also benefits from an ENCLOSED REAR GARDEN which has been designed to encourage wildlife into the garden, TWO ALLOCATED PARKING SPACES TO REAR, DOUBLE GLAZING and GAS FRIED CENTRAL HEATING.

LOCATION

The village of Bradwell offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from to other parts of Bradwell and onto Great Yarmouth via Gorleston. Bradwell also has doctors surgeries, pharmacies, dentists, a post office, petrol filling stations, pubs, clubs and a range of schools for all ages. Gorleston is about two miles

away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores. Gorleston has a beautiful award winning unspoilt sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

DIRECTIONS

You may wish to use your Sat-Nav (NR31 9UA) but to help you...Leave Great Yarmouth via Haven Bridge, continue straight over the traffic lights and first roundabout. At the second roundabout take the second exit onto Gapton Hall Road. Follow the road through the Gapton Gap and then turn right into Hunter Drive where the property can be found on the left hand side marked by our for sale board.

The property benefits from a lawned front garden with an adapted disabled access ramp giving access to the front door. To the side of the property is a driveway which leads to a communal residents only car park, where the property has two allocated parking spaces and a wooden gate giving access to the rear garden.

uPVC double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, built-in storage cupboard, coved ceiling, doors to:



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FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, coved ceiling.

SITTING ROOM

15' 6" x 11' 9" Max (4.72m x 3.58m) Tiled flooring, radiator, double glazed window to front, television and telephone points, coved ceiling, doors to:

DOUBLE BEDROOM

12' 5" x 9' 2" Max (3.78m x 2.79m) Tiled flooring, radiator, uPVC double glazed window to rear, coved ceiling with loft access hatch.

KITCHEN

8' 9" x 7' 10" (2.67m x 2.39m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, space for electric or gas cooker, space for washing machine, vinyl flooring, uPVC double glazed window to rear, uPVC double glazed door to rear, wall mounted gas fired central heating boiler, built-in airing cupboard, coved ceiling.

OUTSIDE

An enclosed rear garden designed with nature in mind, natural grass areas, wildlife pond, paved patio, metal shed providing useful storage, enclosed by timber fencing and benefiting from an outside tap.

ALLOCATED PARKING

Off road parking for two cars can be found to the rear of the property in a communal parking area.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor Plan
Approximate Floor Area
426 sq. ft
(39.57 sq. m)

Approx. Gross Internal Floor Area 426 sq. ft / 39.57 sq. m

