



Church Lane, Bradwell, Great Yarmouth

Guide Price £700,000 - £740,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain
- ✓ Adaptable & Flexible Accommodation
- ✓ Potential for Annexe Living
- ✓ Approx. 0.6 Acre Plot (stms)
- ✓ Double Garage & Large Driveway
- ✓ Opportunities for Home Office
- ✓ Bathroom, Shower Room & En Suite
- ✓ Kitchen, Utility Room & Large Pantry

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
& WATSON**



NO CHAIN. This SUBSTANTIAL DETACHED FAMILY HOME offers a wealth of CHARACTER and CHARM, whilst occupying a generous plot of approximately 0.6 ACRES (stms), and offering adaptable and flexible accommodation - perfect for those looking for a family home with potential to adapt to any number of requirements, namely a home office, music room, home gymnasium or even self-contained accommodation if required. The accommodation extends to some 3500 Sq ft (stms) including a spacious sitting room with FEATURE FIREPLACE, separate dining room, KITCHEN/BREAKFAST ROOM, utility room, large pantry, ground floor bedroom/office, further ground floor bedroom with neighbouring shower room, four spacious first floor bedrooms, family bathroom and en suite shower room. The well-maintained rear gardens are enhanced with a LARGE CENTRAL POND and water feature, coupled with a DRIVEWAY and DOUBLE GARAGE which cater for all of your off road parking requirements.

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 8QW) 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 at the roundabout continue straight onto Blackbird Close, turn left onto Mill Lane and right onto Beccles Road, then turn right onto Church Lane where the property can be found on the right hand side.

The property is approached via an ornate timber gate, with a tree lined private driveway leading to the main dwelling, with door and canopy giving access to the front door.

Entrance door to:

ENTRANCE HALL

A very impressive entrance hall with hard wood staircase rising to the first floor landing, fitted carpet, two radiators, Window to rear, built-in storage cupboard, smooth coved ceiling, doors to:



SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and shower cubicle, tiled splash backs, fitted carpet, radiator, obscure glazed window to front, smooth coved ceiling.

DOUBLE BEDROOM

18' 3" x 14' 10" Max (5.56m x 4.52m) Fitted carpet, radiator, window to side, window to rear giving stunning views over the rear garden, smooth coved ceiling with exposed timber beams.

SITTING ROOM

21'0" x 19' 9" Max (6.02m x 5.33m) Feature gas flame effect fire set within decorative brick surround with timber beam and tiled hearth, fitted carpet, two radiators, window to front, window to side, smooth coved ceiling with exposed timber beams.

DINING ROOM

17' 1" x 12' 3" Max (5.21m x 3.73m) A spacious dining room with ample space for dining table and chairs, fitted carpet, radiator, square bay window to the side, smooth coved ceiling with exposed timber beams.

KITCHEN/BREAKFAST ROOM

23' 6" x 14' 8" Max (7.16m x 4.47m) Fitted range of wall and base level units with complementary tiled work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for breakfast table, fitted carpet, tiled flooring, window to side, window to rear, smooth

coved ceiling with exposed timber beams, doors to:

PANTRY

8' 4" x 6' 9" (2.54m x 2.06m) Tiled flooring, window to rear, smooth coved ceiling, tiled walls, range of wall and base level storage cupboards with work surfaces over, space for fridge/freezer.

REAR HALL

Tiled flooring, radiator, window to side, smooth coved ceiling, doors giving access to the rear garden and doors to:

BEDROOM/STUDY

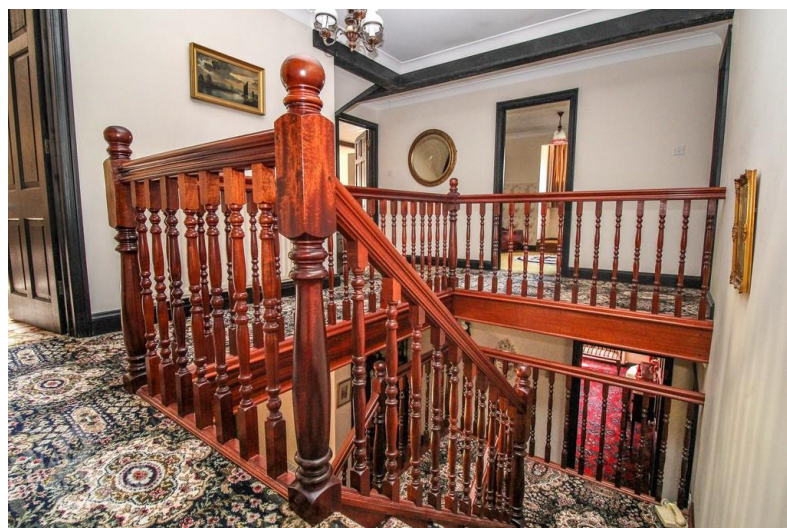
13' 5" x 11' 9" Max (4.09m x 3.58m) Fitted carpet, radiator, window to rear offering outstanding views over the rear gardens, providing a fantastic home office for those requiring space to work from home with built-in airing cupboard, smooth coved ceiling with exposed timber beams.

UTILITY ROOM

Fitted range of base level units with inset stainless steel sink and drainer unit, space for washing machine, tiled flooring, window to front, smooth coved ceiling, floor mounted gas central heating boiler, wooden stable door to the rear garden, door to front, door to garage.

STAIRS TO FIRST FLOOR LANDING

Impressive solid wood staircase, fitted carpet, radiator, window to rear offering stunning views over the rear garden, built-in storage cupboard, smooth coved ceiling with exposed timber beams, doors to:







DOUBLE BEDROOM

21' 11" x 13' 3" Max (6.68m x 4.04m) Fitted carpet, radiator, window to front, built-in storage cupboard, smooth coved ceiling with exposed timber beams, large built in storage cupboards x2.

DOUBLE BEDROOM

14' 8" x 13' 2" Max (4.47m x 4.01m) Fitted carpet, radiator, window to rear, built-in storage cupboard, smooth coved ceiling with exposed timber beams, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and separate shower cubicle, tiled splash backs, fitted carpet, radiator, obscure glazed window to rear, built-in storage cupboard, smooth coved ceiling with exposed timber beams.

DOUBLE BEDROOM

14' 5" x 13' 2" (4.39m x 4.01m) Fitted carpet, radiator, window to side, built-in storage cupboard, smooth coved ceiling with exposed timber beams.

DOUBLE BEDROOM

11' 9" x 10' 10" (3.58m x 3.3m) Fitted carpet, radiator, window to front, smooth coved ceiling with exposed timber beams.

FAMILY BATHROOM

13' 1" x 13' 1" Max (3.99m x 3.99m) Five piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, bidet and separate shower cubicle, tiled



splash backs, fitted carpet, radiator, window to rear, built-in storage cupboard, smooth coved ceiling.

OUTSIDE

The property occupies a generous and private plot of around 0.6 acres (stms) and benefits from a beautifully maintained rear garden which is mainly laid to lawn with large ornamental pond with central water feature, well stocked flower and shrub beds with a wide range of maturing trees and bushes and shaded pathways and a well tended orchard, stocked with a variety of fruit trees. The front of the property offers a lengthy, tree lined driveway, with well stocked beds, providing ample off road parking for several vehicles and leads to the double garage with twin opening doors. Access to the main house can be gained from external doors to the entrance hall and utility room with access to the rear garden available from the side of the property.

DOUBLE GARAGE

21' 9" x 17' 8" Max (6.63m x 5.38m) Double doors to front x 2, window to rear, power and lighting. The garage and utility room offer considerable potential to be converted into self-contained living accommodation or an annexe (stp) for multi-generational living if required, benefiting from its own private entrance door and door to the rear garden.





Agents Note: 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