



7a Long Lane
Bradwell | Norfolk | NR31 8PP

FINE & COUNTRY

EXPECT THE UNEXPECTED



“In the centre of town, walking distance to the beach and all amenities, yet set well back from view, this home is quite literally a hidden gem.

It’s peaceful yet central modern, but with character and charm, has the look of a cottage but is incredibly spacious. Surpassing every expectation, this is a comfortable and impressive home with enormous versatility and further potential too.”







- A Spacious and Individually Designed Detached Family Home
- Versatile Living Accommodation
- Five/Six Bedrooms; Three Upstairs; Two/Three Downstairs
- Master Bedroom with En-Suite
- One Downstairs Bathroom & Family Bathroom on First Floor
- Detached Double Garage; Off Road Parking for Several Vehicles
- Enclosed Rear Garden
- The Accommodation extends to 2,066sq.ft
- EPC Rating C

A beautiful modern home that's full of charm, offering a lovely balance of open-plan living and quiet intimate spaces. It's set a short walk from the beach, shops and schools, so the lifestyle here is an enviable one, with wrap around gardens and plenty of parking, all tucked away and wonderfully secluded.

Cottage Character

When you think of a modern property set within a town, you don't immediately think of a cottage. Yet that's the feel of this one-off home. The detailing of the part-brick exterior gives you an idea of the attention to detail that's gone into the build, while the large chimneystack to one side adds a character touch. The doors and windows are oak-framed, while inside there's extensive use of solid wood, adding to the sense of quality and comfort. The classic country kitchen with range cooker is a delight, while the inglenook fireplace in the sitting room is somewhere you can imagine curling up with a book in front of the log burner on a cold winter's evening.

Meeting All Your Needs

When you enter the house, you immediately get a feeling of space and openness, with the stairs rising above and the hallway open to the kitchen, breakfast and family space. To one side you have three bedrooms and a good size bathroom, while to the other you have the spacious and bright dual-aspect sitting room. The kitchen is magnificent, with plenty of room for seating and dining and double doors onto the rear garden. There's also a very useful utility, also with access outside. Upstairs you'll find a further three bedrooms. The master has a gorgeous en-suite with feature roll-top bath, while the other two share a shower room. With all six bedrooms spread across two floors, you have a lot of options here. The owner works from home and uses one as a treatment room, but you could have a playroom, music room, study or library, depending on your needs. Certainly the owner has found the house to adapt very well as her children have grown up, rising to every occasion.

Enjoy The Outside

There's plenty of parking to the front of the house – the owner has been grateful for this as her children have grown and have their own cars. The garden wraps around the other three sides of the property, offering sunshine throughout the day and total privacy and seclusion. The double garage has a useful storage room above and you could easily convert this into an annexe or Air BnB room, subject to planning. It's something the owner considered, as this area is popular with holidaymakers. You can walk to the beach from here and take advantage of the many leisure pursuits nearby, sampling the food from popular restaurants, playing a round of golf, walking along the golden sands, and more besides. The owners children were able to walk to school when they were younger, and while there is plenty to do within walking distance, when you need to go further afield, you're well placed for both the A143 and A47.





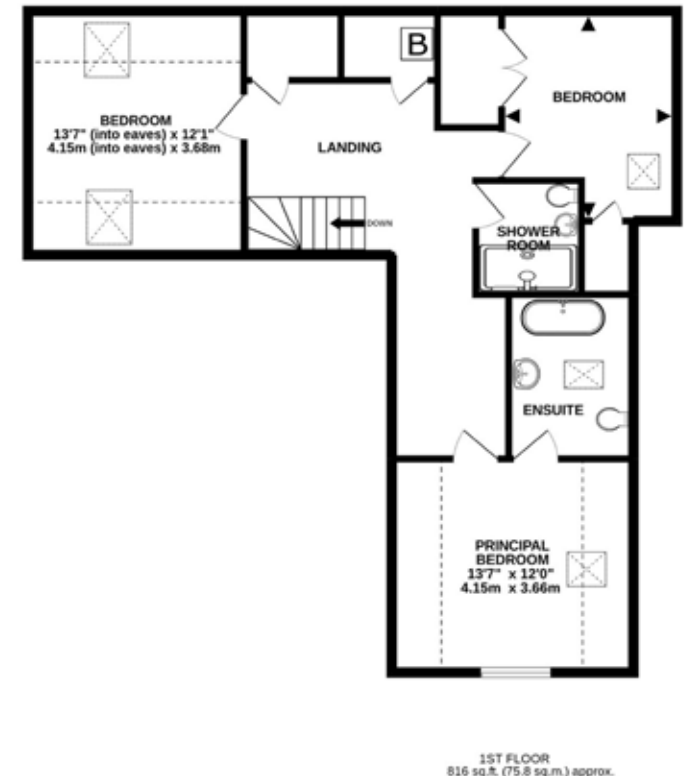
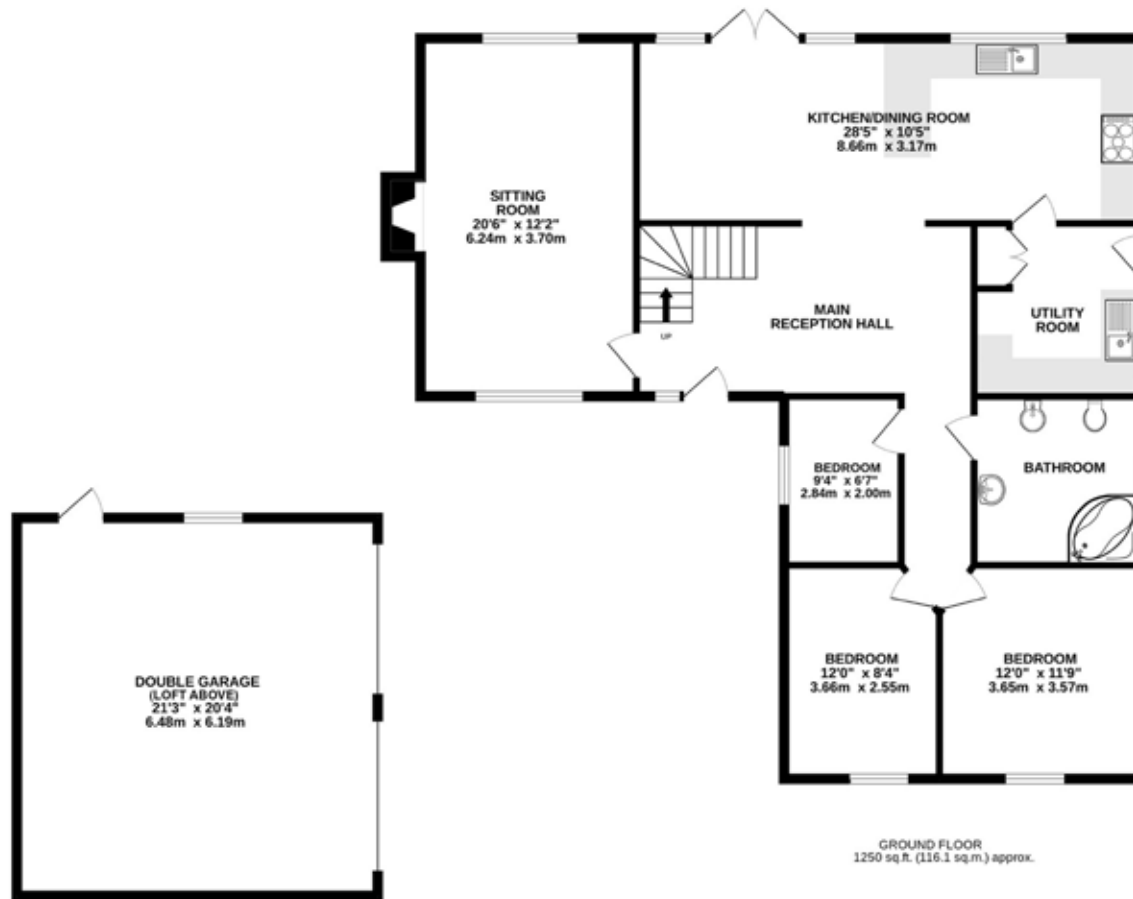












GARAGE
432 sq.ft. (40.1 sq.m.) approx.

FLOOR AREA - HOUSE : 2066 sq. ft. (191.9 sq. m.) approx.
TOTAL FLOOR AREA : 2498 sq.ft. (232.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

The village of Bradwell benefits from a number of Primary Schools and also a High School. The village is also conveniently located to the James Paget Hospital and also the Golf Club and stunning beach in Gorleston.

How Far Is It To...

Bradwell sits on the edge of the National Park of the Norfolk Broads, an area of outstanding natural beauty. It is 22.5 miles from the Cathedral City of Norwich to the north west. Gorleston Beach and the Golf Club are just a short 2.5 miles away.

Directions

Leave Beccles on the A146 heading towards Norwich, at the roundabout take the 3rd exit onto the A143 towards Gt Yarmouth. You will pass through the villages of Haddiscoe, St Olaves and Fritton. When you reach the village of Belton go straight over the mini roundabout towards Bradwell. When you reach the traffic lights with the pharmacy ahead of you, take the night right onto Long Lane. The property will be found on the left hand side.

What Three Words Location -congratulations.badminton.mason

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services and District Council

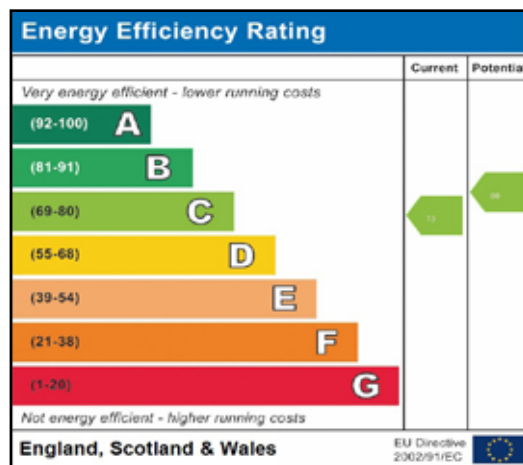
Gas Central Heating, Underfloor Heating Downstairs, Mains Water, Mains Drainage
Great Yarmouth Borough Council – Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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