

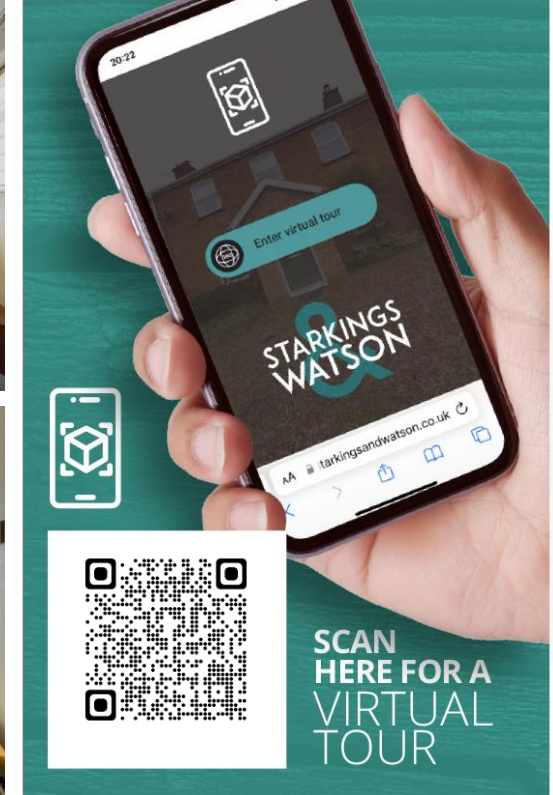
HOLLY AVENUE

Bradwell, Great Yarmouth NR31 8NL

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- No Chain
- Detached Bungalow
- Modernised Interior
- Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Two Double Bedrooms
- Low Maintenance but Spacious Garden
- Driveway & Oversized Garage

IN SUMMARY

NO CHAIN. This IMMACULATE detached bungalow offers an ATTRACTIVE FRONTAGE with AMPLE PARKING and an oversized GARAGE, modernised interior with mainly SMOOTH CEILINGS and KARNDEAN FLOORING to the kitchen and hall. The accommodation is well arranged and includes a KITCHEN/BREAKFAST ROOM which is flooded with NATURAL LIGHT via two large windows and dual aspect sitting room also offering a LIGHT and BRIGHT feel. The SHOWER ROOM is fully tiled and includes a heated towel rail. The TWO DOUBLE BEDROOMS face the rear, with one including FRENCH DOORS to the rear - ideal as a STUDY or DINING ROOM if required. The REAR GARDEN has also been landscaped for EASE of MAINTENANCE, with artificial lawn and patio.

SETTING THE SCENE

From the road side a low level brick wall encloses a shingled low maintenance front garden with an attractive pattern. The brick weave driveway sweeps around the front forming a path, and providing ample parking which leads to the oversized garage.

THE GRAND TOUR

With Karndeian flooring running underfoot, the hall entrance offers a built-in airing cupboard and loft access hatch which leads to a boarded out space which was previously a hobby room, with a pull down ladder, power and lighting. Doors lead of to all the rooms, starting with the kitchen/breakfast room. Flooded with natural light with a window to front and side, this well fitted room offers ample storage, space for white goods, and an integrated gas hob and electric double oven. The sitting room is adjacent, and is also dual aspect and offers a feature fire place as a focal point with Karndeian flooring under foot. The shower room serves both bedrooms, is fully tiled and finished with a towel rail. The two bedrooms are double in size, with the main bedroom finished with fitted carpet. The second bedroom has been used as a dining room/study and includes full height windows and French doors to the rear.

THE GREAT OUTDOORS

A low maintenance but spacious garden, with a patio and artificial lawn. With the garage set back for this property and the neighbours, the garden is mostly walled, but also finished with timber panelled fencing to rear. A shingle flowerbed offers some planting and space for pots, with a timber built summer house to one corner providing the ideal space to relax and entertain.



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OUT & ABOUT

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.

FIND US

Postcode : NR31 8NL

What3Words : ///costly.yoga.subtitle

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

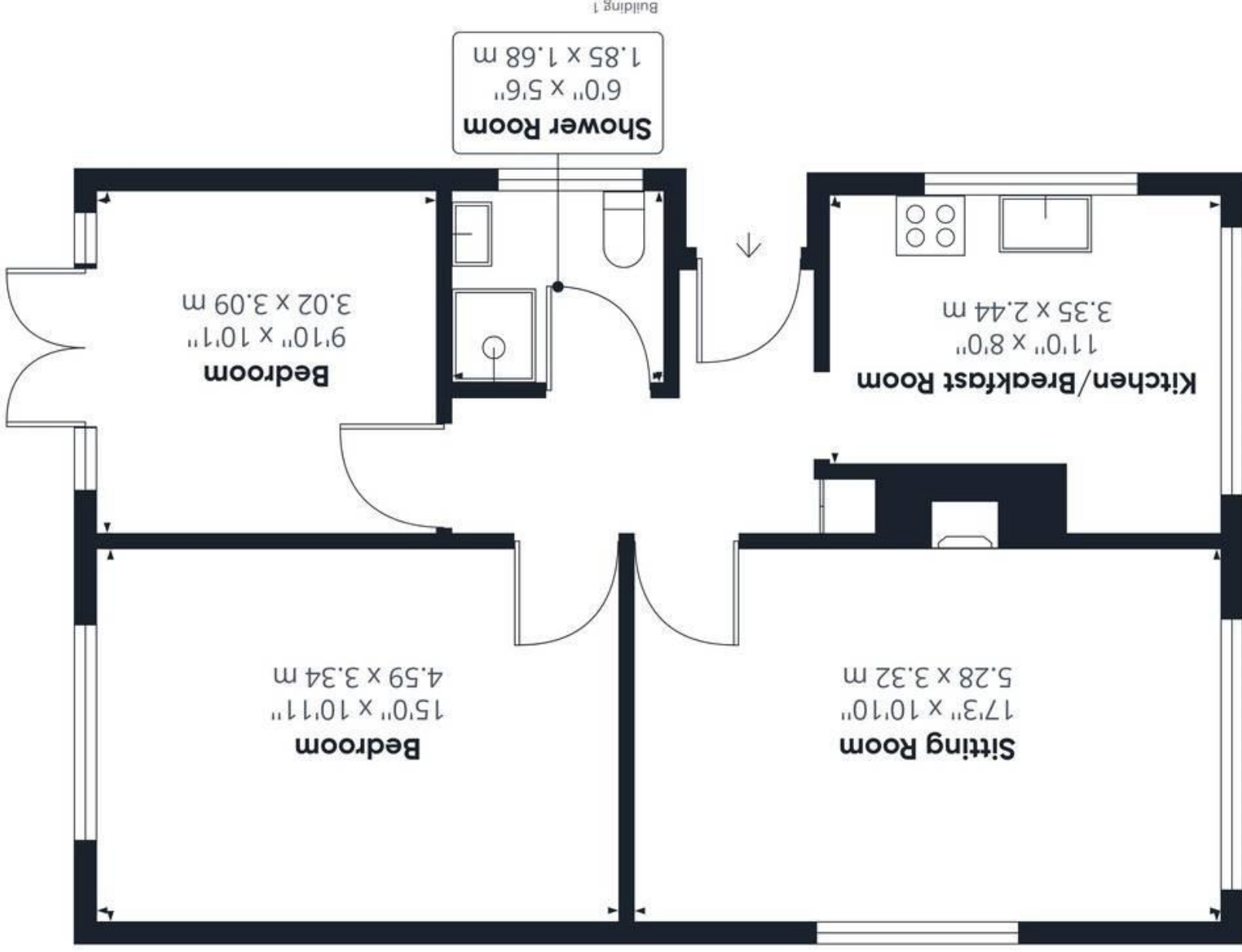
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
654.68 ft²
60.82 m²