

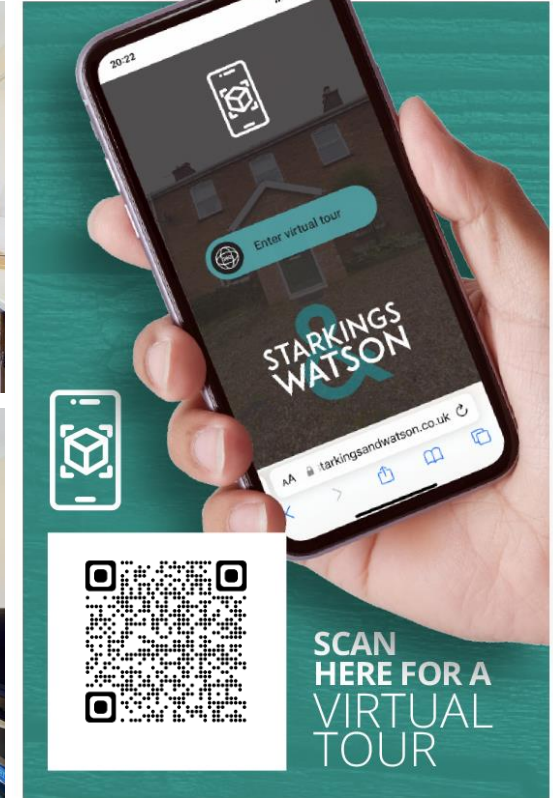
MILL LANE

# Bradwell, Great Yarmouth NR31 8HS

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached Bungalow
- Open Plan Sitting and Dining Room
- Family Bathroom
- Two Double Bedrooms
- Driveway Parking and Garage
- Private Rear Garden
- Close To All Local Amenities

### IN SUMMARY

NO CHAIN! Situated in the very SOUGHT AFTER village of Bradwell just south of Great Yarmouth and Adjacent to Gorleston-On-Sea this set back DETACHED BUNGALOW finds itself in the PRIME LOCATION for those wanting local amenities, travel links and conveniences all being a short walk front your front door. Offered with TWO DOUBLE BEDROOMS both well-lit through uPVC DOUBLE GLAZED windows and warmed with GAS CENTRAL HEATING. Towards the rear of the property you will find an OPEN-PLAN SITTING and DINING room with sliding doors leading you to the REAR GARDEN which is also accessible via the door in the KITCHEN. The property is served by a DRIVEWAY and DETACHED BRICK GARAGE.

### SETTING THE SCENE

Found right in the heart of the community this property really does offer everything one would need just within a short walk of your front door. As you turn and face out the street you will notice the nearby shopping complex comprised of a small number of

shops to serve your needs. Facing back to the property you will find it set back from the road with a manageable and neatly presented front garden offering a buffed from passing dog walkers making their way to the nearby fields. Heading down the long driveway you are met with the detached garage and a timber gate leading you to the rear garden.

### THE GRAND TOUR

Entering the front door you step into the L-Shape hallway which is carpeted underfoot and gives access into the loft space. Immediately to your right you will find the Kitchen well equipped with base and wall mounted storage with additional storage found under the complementary rolled edge work surfaces and an integrated cooker. There is also a door which leads you out into the rear garden or towards the private access door for the garage too. sitting just behind this room is the large and open-planed sitting and dining room space with an electric fire mounted on the wall and a large glass sliding door to the garden allowing the space to bask in natural light no matter the time of year. As you step further down the hallway you will find the bathroom on your left, complete with bath with a wall mounted shower head above, wash basin and toilet all complemented by a tiled surround. At the very front of the property you will find two double bedrooms with ample space for storage.

### THE GREAT OUTDOORS

To the front of the property you are greeted with a low maintenance shingled garden space enclosed by low level hedges. running down the side of the



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property is the driveway which leads you past the front door and leads you all the way to the detached brick built garage with electric inside and an up and over front door, private access from a door found in the garden which can itself be accessed through the timber gate next to the garage. The rear garden is enclosed by a timber fence and is predominantly laid to lawn with bedded borders and a wooden shed found behind the garage.

#### 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 unspoiled 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.

**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.

#### FIND US

Postcode : NR31 8HS

What3Words : ///pans.happen.premature

#### VIRTUAL TOUR

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

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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
673.5 ft<sup>2</sup>  
62.57 m<sup>2</sup>

