



Breydon House
Harpers Lane | Bradwell | Norfolk | NR31 9EL

PERFECTLY PROPORTIONED



“A one-off build for the current owners this has been a much loved home. Located on the edge of Bradwell on a designated bridleway with views over open countryside to Breydon Water and beyond, with local amenities within walking distance.

The view and the big skies and sunsets that Norfolk is famed for constantly change season by season. The rooms are large with plenty of space for families of all ages and provides for a home which can be social but also has private space for quieter relaxation times.

This is a place where you’re sure to make wonderful memories.”



KEY FEATURES

- A Spacious Detached and Individually Built Family Home, located in the Village of Bradwell
- Three Bedrooms on the First Floor with the Potential to create a Fourth
- Two of the Bedrooms benefit from a Balcony and En-Suite Facilities
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms
- Enclosed Rear Garden with Brickweave Patio and Shed
- Detached Double Garage and Plenty of Parking
- Energy Rating: C

Built by the owners to their own design the sense of space is impressive and the flow of the rooms works brilliantly, whilst the west facing balcony is the perfect place to relax. Within easy reach of the town, the beach, the Broads and more, this truly is a super place to call home.

A True One Off

The property was built in 2011. The owners were excited to have the opportunity to design and build their own home and worked with an architect to create a property that worked for the two of them but would also work for a family. Their children have grown up, but the owners regularly gather family and friends here and have celebrated many special occasions over the years, such as milestone birthdays and Christmas parties. As you explore the spacious home, you'll see how well designed it is and you'll realise how much it has to offer.

Space To Call Your Own

On the ground floor, there's a very large sitting room, with a dual aspect and double doors leading through into the formal dining room. This in turn has double doors onto the kitchen and onto the rear garden, so you can open the whole area up when you have a houseful. There's also a door from the kitchen back into the hall, completing the circular flow. A ground floor bedroom opening onto a sunroom would be ideal for anyone with limited mobility, or as a study or playroom.





KEY FEATURES

Upstairs, there are three very large bedrooms, with good ceiling height enhancing the sense of space. Two share a 'Jack and Jill' en-suite, one has its own en-suite, plus there's a big bathroom with feature rolltop bath. Plumbing is in place for one of the bedrooms to be divided, creating a further bathroom, so the existing bathroom could become a bedroom if desired. The highlight up here is the balcony, reached through two of the bedrooms. It faces west, gets plenty of light, and is the perfect place to relax, open a bottle of wine and enjoy views over the fields and Breydon Water towards Halvergate, and the everchanging sunsets. The balcony has two retractable blinds that can open and provide shade when required. During the spring and autumn you can also see the migrating birds in their flocks which fly over Bradwell on their way to their winter and summer homes.

The Perfect Position

The garden here is very easy to care for. You have a lovely sunny patio facing east and south, a paved area wrapping around the house, with a lawn to the rear and a useful additional area with storage shed. There's ample parking to the front of the house on the block-paved drive, plus a good size garage. There's a Supermarket, Petrol Station, Doctors Surgery and Pharmacy just a minute or two from the house. There's also good access to public transport with bus stops close by serving Gorleston and Great Yarmouth and Burgh Castle and Belton for shops, schools and more. Leisure facilities for all ages are also close by. This includes the Phoenix Leisure Centre which has a swimming pool and gym, and the Mill Lane Community Centre which has playing fields and playgrounds. You can walk up the lane and within minutes be in open countryside and walk along the designated bridleways and public footpaths that connect to it. The owners head to the beach every day to walk their dog and you're close to the Broads, so if you like to have everything on the doorstep, you couldn't ask for a better location.





















INFORMATION



On The 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, the Golf Club and the stunning beach at 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 - Please Scan QR Code Below

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 and continue on this road until you reach Mill Lane and then turn left. Continue on Mill Lane on the right hand turn in the road. Turn right on to Blackbird Close, take the 1st left at the roundabout on to Burgh Road. At the turn in the road, Harpers Lane is on the right hand side and the property will be round on the right.

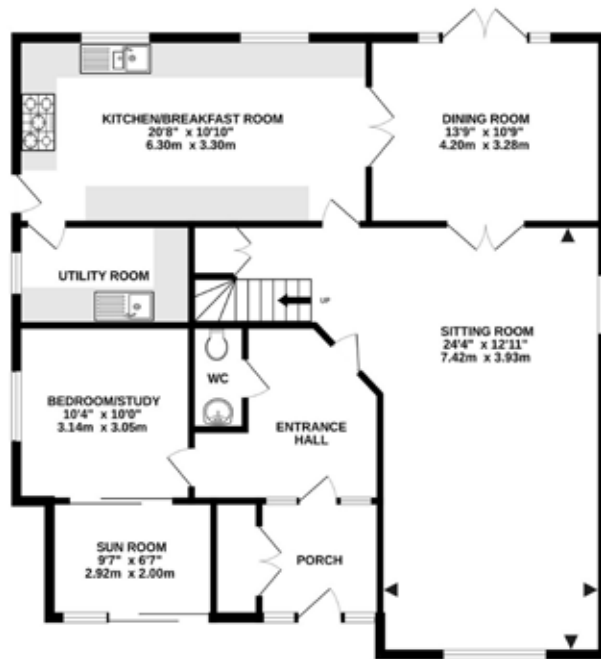
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [limelight.clutches.takers](https://www.limelight.clutches.takers)

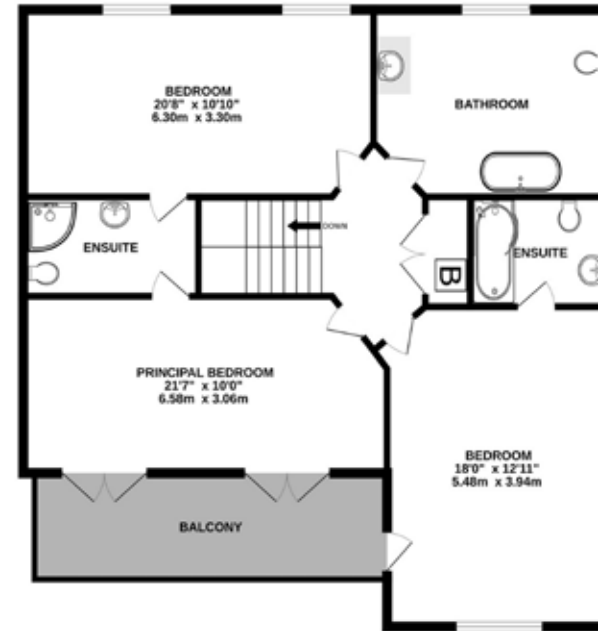
Services, District Council and Tenure

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Great Yarmouth Borough Council - Council Tax Band E
Freehold





GROUND FLOOR



1ST FLOOR



OUTBUILDING

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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Energy Efficiency Rating		Current	Potential
Ultra energy efficient - lower running costs			
(94+)	A		
(81-93)	B		87
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.eu.com			

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