



Kingfisher Close, Bradwell - NR31 8PG



Kingfisher Close

Bradwell, Great Yarmouth

Tucked away this MID-TERRACE HOME enjoys a popular RESIDENTIAL LOCATION with residents parking, ENCLOSED GARDEN and a brick built shed. The accommodation is finished with uPVC double glazing and electric heating, whilst comprising a HALL ENTRANCE with storage, front facing SITTING ROOM and open plan KITCHEN/BREAKFAST ROOM to the rear- complete with ample storage and room for a table. Upstairs, further STORAGE can be found on the landing, with the family bathroom incorporating a SHOWER over the bath, and THREE BEDROOMS - two of which interlink.

Council Tax band: A

EPC Energy Efficiency Rating: D

Tenure: Freehold

- Tucked Away Residential Location
- Mid-Terrace Home
- Hall Entrance with Storage
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Lawned Garden
- Residents Parking



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 and to other parts of Bradwell and onto Great Yarmouth via Gorleston. 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.

SETTING THE SCENE

The property is approached by a pedestrian footpath leading to the terrace row, with a front brick wall and wrought iron gate providing a shared access to the lawned front garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring and stairs rising to the first floor landing. The built in storage cupboard and door take you to the kitchen and main living space. The sitting room enjoys front facing views via two uPVC double glazed windows, with fitted carpet underfoot and a wall mounted electric heater. The kitchen/dining room runs across the rear of the property with a range of wall and base level units, including space for general white goods and electric cooker, with tiled splashbacks and flooring, electric heater and door to rear garden.

Heading upstairs, the carpeted landing offers a built-in airing cupboard and storage. Two bedrooms lead off the landing, with the third interconnecting via the second. The main bedroom sits to the rear of the property, with fitted carpet underfoot and uPVC double glazed windows, whilst the smallest bedroom includes a built-in storage cupboard. The family bathroom completes the property with a white three piece suite, storage under the hand wash basin, shower over the bath and tiled splashbacks.

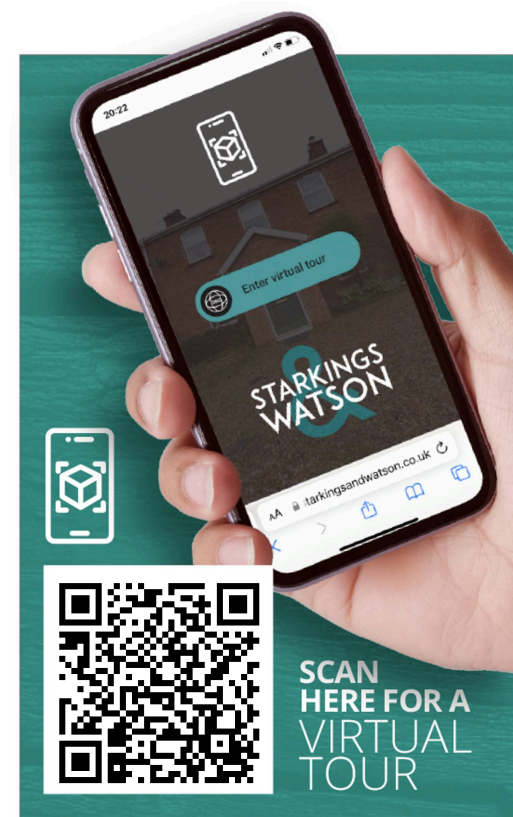
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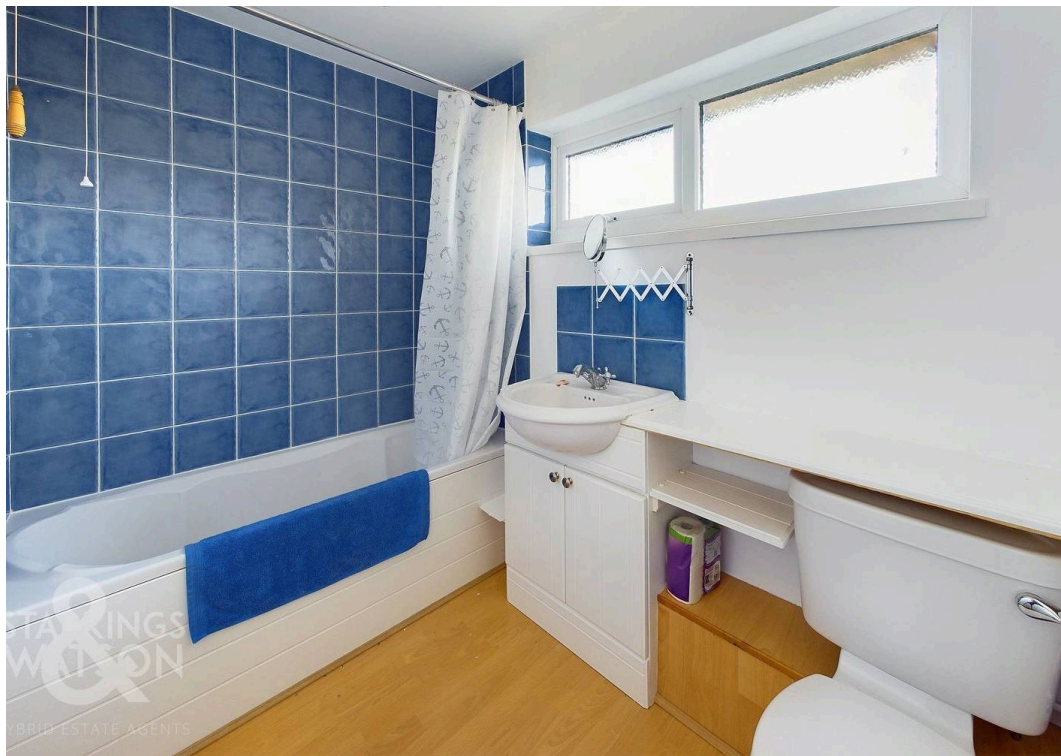
Postcode: NR31 8PG

What3Words : ///expect.polishing.mindset

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing enclosing the space, whilst being laid to lawn. A brick built storage shed sits to one side, with a rear access gate.

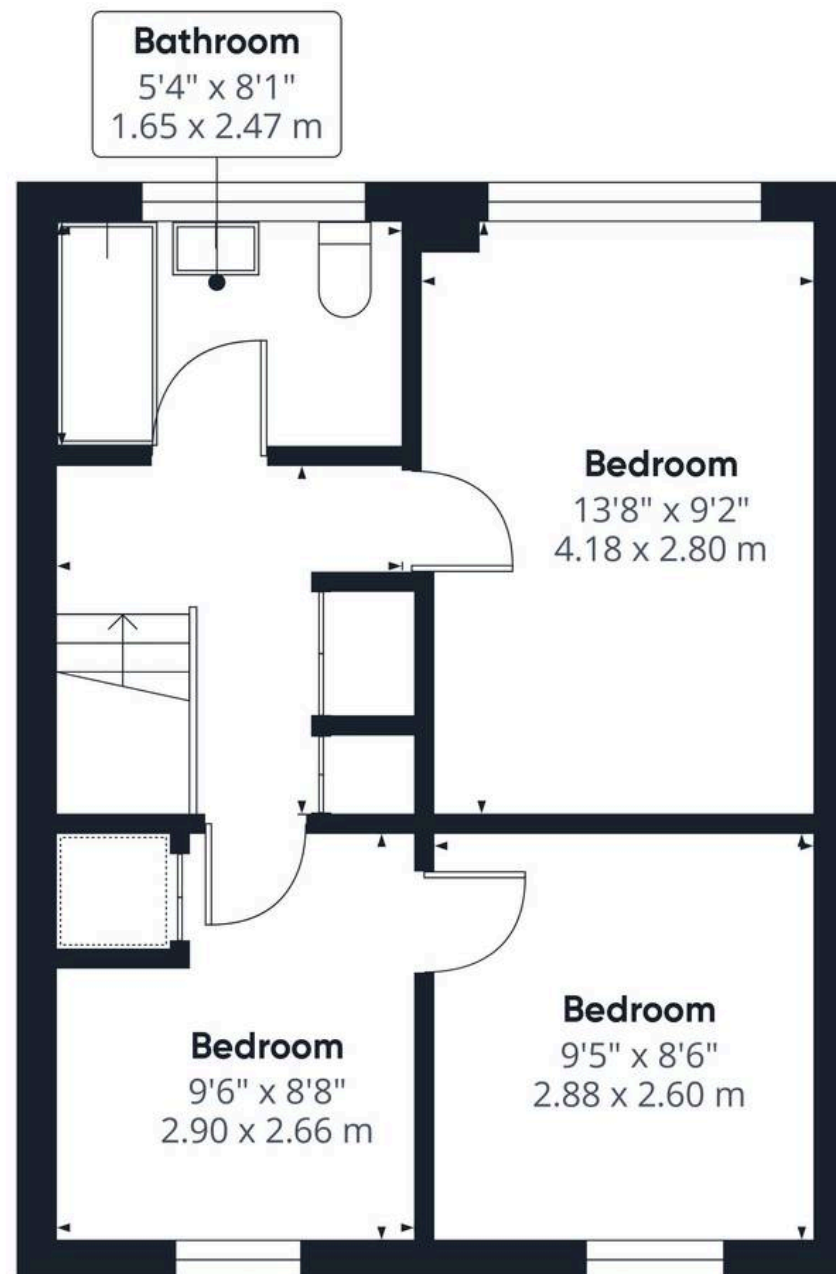
Off street

1 Parking Space





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

787.81 ft²

73.19 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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