



Homefield Avenue, Bradwell - NR31 8NA

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## Homefield Avenue

Bradwell, Great Yarmouth

Situated just a few moments walk from the bustling heart of Gorleston-On-Sea, its town centre and golden sands beach, this SEMI-DETACHED BUNGALOW has been CONSIDERABLY EXTENDED over time to create an inviting and free-flowing design alongside a PRIVATE and GENEROUS REAR GARDEN. The main living spaces comes in the form of an OPEN SITTING and DINING ROOM measuring some 22' with French doors opening onto the rear garden with a well positioned light tunnel found within the ceiling of the sitting room giving an extra thought to natural light. The home currently functions as a two bedroom but does offer THREE BEDROOMS in total with the second room currently used as a UTILITY ROOM. To the rear, the kitchen given AMPLE STORAGE with a central island and further access door for the rear garden. To the front of the home, a brickweave DRIVEWAY gives OFF ROAD PARKING leading to the rear garden with further Iron swinging gates for privacy and security.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached Bungalow
- Considerably Extended
- 22' Open Living Space Comprising Sitting & Dining Rooms
- Modern Kitchen With Central Island
- Three Bedrooms
- Private & Fully Enclosed Rear Garden
- Off Road Parking
- Short Walk To All Local Amenities & Town Centre

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 separated from the public footpath with a low level brick wall leading to a low maintenance lawn frontage and brick weave driveway at the front left hand side of the home giving parking for multiple vehicles. A set of swinging iron gates sit towards the rear of the home where further parking can be had into the rear garden space.

## THE GRAND TOUR

Once inside a central hallway is the first space to greet you giving access to all living accommodations within the property where the hallway is laid with all wooden effect flooring. The larger of the bedrooms is the first place to greet you on your right hand side with large uPVC double glazed window overlooking the front gardens and all carpeted flooring leaving more than enough room for a large double bed with further soft furnishings with two built in storage cupboards either side off the chimney breast. A second double bedroom can be found on the opposite side of the home, again laid with all carpeted flooring boasting a front facing aspect. This room is currently used as storage however could easily accommodate a double bed with another set of double built in wardrobes slightly further down the hallway. A versatile room currently functions as a utility room where the owner has fitted further storage on both has fitted further cabinetry on both the walls and floor. However, built as a third bedroom originally, this space could easily be converted back to its original intended purpose.

Sat between the bedroom suite is a modernized walk in shower unit where a rainfall shower head is accompanied by a tall wall mounted heated towel rail and vanity storage with frosted double glazed window to the outside. The main living space comes to the right hand side of the home just beyond this in the form of an open sitting and dining room, the space has been extended over time to create a attractive free flowing feel where initially the sitting room space leaves more than enough room for a large suite with light tunnel fitted in the ceiling to give natural light at any time of the day whilst the floor space opens up to the rear leaving more than enough space for a formal dining suite with uPVC double glazed French doors taking you into the rear garden.

Finally, at the end of the hallway, the kitchen is another space which has been modernized by the current owner where a mixture of wall and base mounted storage units are accompanied by a central kitchen island with further breakfast bar seating and space remaining for white goods and appliances with plumbing for a washing machine and dishwasher under counter, fridge and range, gas cooker and oven with extraction above.

## FIND US

Postcode : NR31 8NA

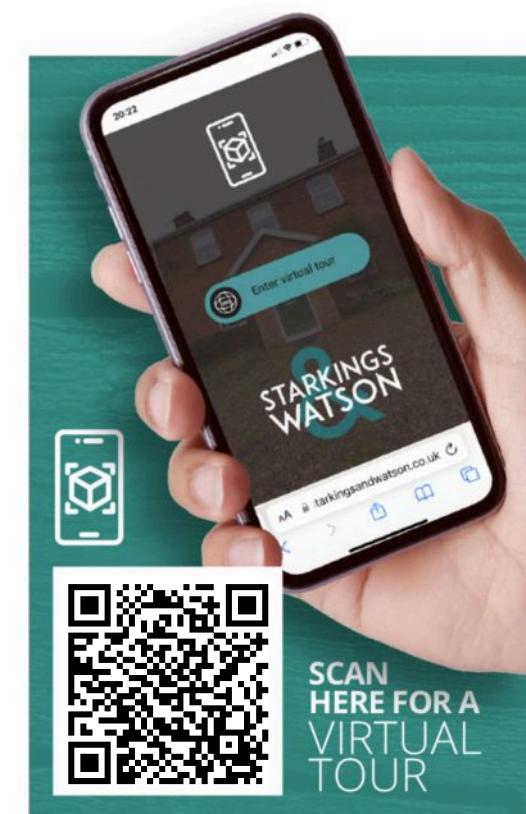
What3Words : ///correct.thudding.directly

## VIRTUAL TOUR

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

## AGENTS NOTES

The vendor has expressed an interest for all white goods to be included in the sale.

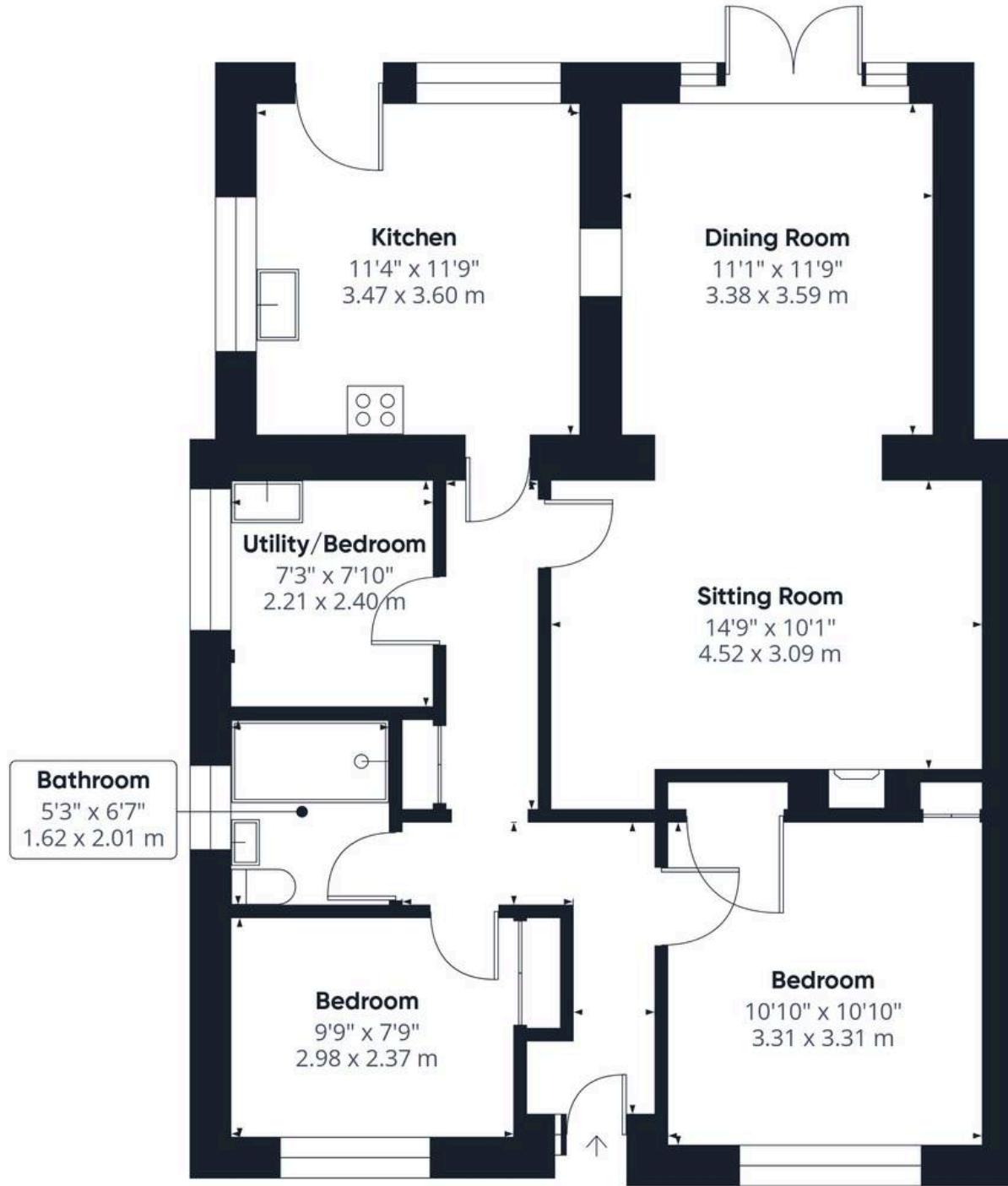




## THE GREAT OUTDOORS

The rear garden is generous size and fully enclosed with timber fencing where initially a flagstone patio creates the ideal space to sit and enjoy the summer sunshine with rolling lawn stretching out to the very rear from here. A well proportioned timber shed sits in the very top corner of the garden currently is for further storage whilst a handy bespoke built summer house offers further versatility to the outside space to be used as an outside entertainment area, external living space or any other purpose dependent on buyers needs.





Approximate total area<sup>(1)</sup>

829 ft<sup>2</sup>

77.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.