



Pightle Close, Bradwell - NR31 8TT

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## Pightle Close

Bradwell, Great Yarmouth

NO CHAIN. Built in 2022 and still enjoying the remaining NHBC guarantee, this SEMI-DETACHED HOME has undergone a recent FULL REDECORATION by the current owners giving new buyers nothing to do before moving in. The central hallway gives way to a GROUND FLOOR WC with a FREE-FLOWING DESIGN throughout the ground floor where the large sitting room links back onto the OPEN PLAN KITCHEN/DINING ROOM through glass panelled French doors. The kitchen itself offers INTEGRATED APPLIANCES with French doors opening into the rear garden. The first floor landing grants access in to THREE BEDROOMS each having use of the THREE PIECE FAMILY BATHROOM. Externally, the property boasts a manageable front lawn, TANDEM DRIVEWAY to the side leading to a GARAGE with a FULLY ENCLOSED GARDEN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Semi-Detached House Built In 2022 With Remining NHBC
- Recently Fully Redecorated
- Large Sitting Room
- 18' Open Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Three Piece Family Bathroom & Ground Floor WC
- Driveway, Garage & Fully Enclosed Rear Garden

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 located at the very edge of this popular development with a manageable lawn frontage and brick with driveway reaching to the left hand side giving ample off road parking and detached brick garage set behind the home.

## THE GRAND TOUR

The central hallway grants access to all living accommodation within the property and due to its free flowing design links every living space together seamlessly. Immediately as you enter to your right hand side you will find a two piece WC complete with low level radiator while the entirety of the ground floor, minus the sitting room, is laid with all hard wearing wooden effect flooring. The sitting room emerges to your right hand side where carpeted flooring takes over leaving more than enough room for a potential choice of layout or soft furnishings. Fronted by uPVC double glazed windows and with glass panelled wooden French doors to the rear allowing natural light to fill the room from each angle. The very rear of the property is home to a 18' open plan kitchen and dining room with the space backing onto the rear garden through a set of uPVC double glazed French doors. The floor space opens up behind the sitting room to leave more than enough room for a formal dining table whilst the kitchen opens up on the adjacent side of the room with a multitude of wall and base mounted storage units complete with an integrated oven and hob with extraction above with room remaining for further white kitchen appliances such as a standalone fridge, freezer and washing machine. A separate access door can be found to the rear of the kitchen leading you onto the driveway.

The first floor landing split in each direction to take you into each of the three bedrooms as well as the three piece family bathroom suite located towards the front of the home with modern tile surround, tall heated towel rail and shower head with glass screen mounted over the bath. The larger of the bedrooms sits just next door to the family bathroom with more than enough space for a double bed and further soft furnishings with the ability to include fitted storage if required, whilst the second double bedroom sits just behind this overlooking the rear garden, again laid with carpeted flooring and being more than capable of hosting a double bed. The smaller of the bedrooms sits just next door to this, again a well proportioned single bedroom ideal to be used as a nursery or potential home office depending on needs.

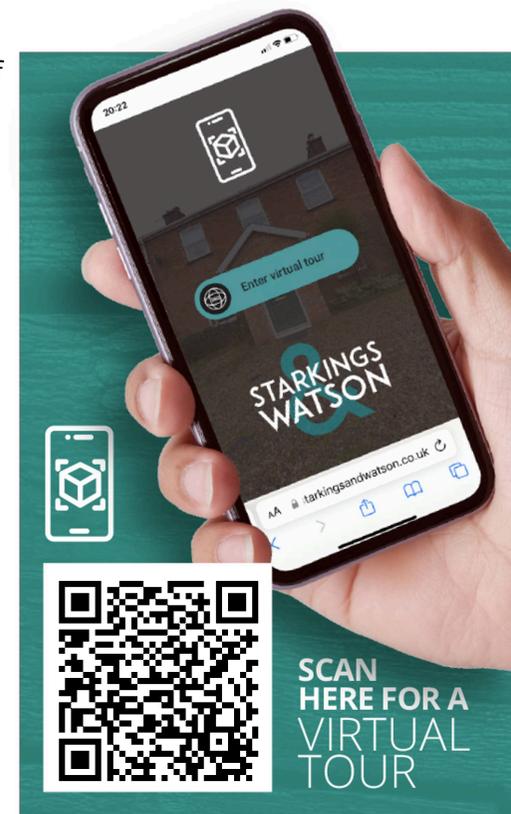
## FIND US

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## 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 to both sides and the very rear with timber panel fencing with an extended flagstone patio creating the ideal space for garden furniture with lawn reaching out behind this and handy space behind the garage for further storage if required.





Ground Floor



Floor 1

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

862 ft<sup>2</sup>  
80 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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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