



## 10 Beccles Road, Bradwell

£280,000 Freehold

The perfect opportunity for those seeking a comfortable and stylish downsizing option without compromising on quality. This charming detached bungalow sits in the quaint village of Bradwell, highlighting an open-plan reception space, a kitchen with utility room, three bedrooms and a versatile outbuilding. There is potential for expansion, subject to obtaining the necessary planning permissions. Don't miss the chance to acquire this beautiful home and experience a comfortable and convenient lifestyle.

Council Tax band: C

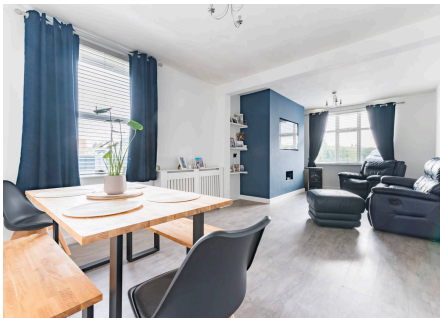
Tenure: Freehold



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**Location**

Situated on Beccles Road in the sought-after area of Bradwell this property benefits from a convenient location close to local amenities and transport links. Bradwell offers a range of shops, schools, and healthcare facilities, making it ideal for families and professionals alike. The area enjoys easy access to the A47, providing excellent connections to Great Yarmouth and Norwich for commuting. For outdoor enthusiasts, nearby Gorleston Beach and scenic parks provide leisure opportunities, while the area is well-served by public transport, with bus routes to surrounding



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### Beccles Road

Upon entering the home, you are greeted by an inviting open-plan sitting/dining room, providing the perfect setting for relaxation and entertaining guests. The natural light flooding through the windows enhances the warm and welcoming atmosphere, creating a space that is suitable for family living. The heart of the home lies in the well-equipped kitchen, with modern fixtures and fittings to enhance your cooking experience. Complemented by a functional utility room, for your additional storage and laundry essentials. The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom comprises of a contemporary three piece suite, with a separate WC for added convenience.

Towards the rear is an extensive garden, offering endless possibilities for outdoor activities and enjoyment. It is predominantly laid to lawn, with a patio area and a decked terrace suitable for your outdoor seating arrangements. A versatile outbuilding has the potential to be a home office, gym, games room or for hobbies, depending on your own requirements. At the front of the residence is a driveway providing off-road parking.

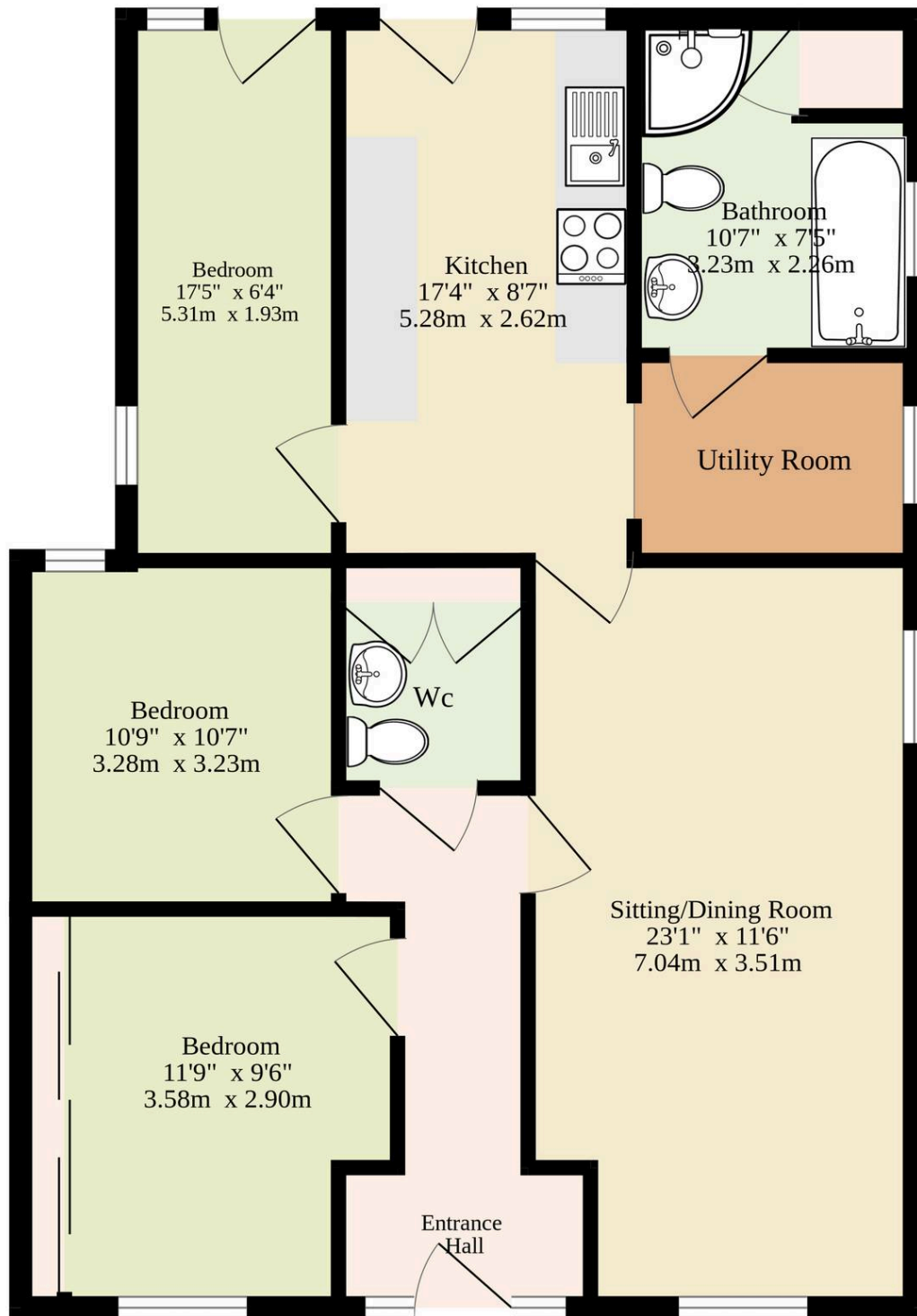
For those with an eye for potential, this property offers the exciting opportunity to extend, subject to obtaining the necessary planning permissions.

### Agents Notes





**Ground Floor**  
**942 sq.ft. (87.5 sq.m.) approx.**



**TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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