



210 Beccles Road, Bradwell

In Excess of £600,000

A rare opportunity to acquire a truly versatile and extensively upgraded home offering standout space, flexibility, and finish. Renovated to a high standard in 2023, the property delivers spacious, modern living with a stunning open-plan layout, luxurious finishes, and exceptional flexibility for multi-generational living or potential rental income. The main home features two double bedrooms, each with its own en-suite, while the annexe provides an additional two bedrooms, a stylish bathroom, and its own kitchen and living space, all accessed through a private entrance. Outside, a large enclosed rear garden offers privacy and space to relax, while a substantial driveway accommodates over ten vehicles, alongside a generous garage. With a striking design, high-spec interiors, and future-ready wiring for solar panels already in place, this is a home that's as practical as it is impressive.

#### Location

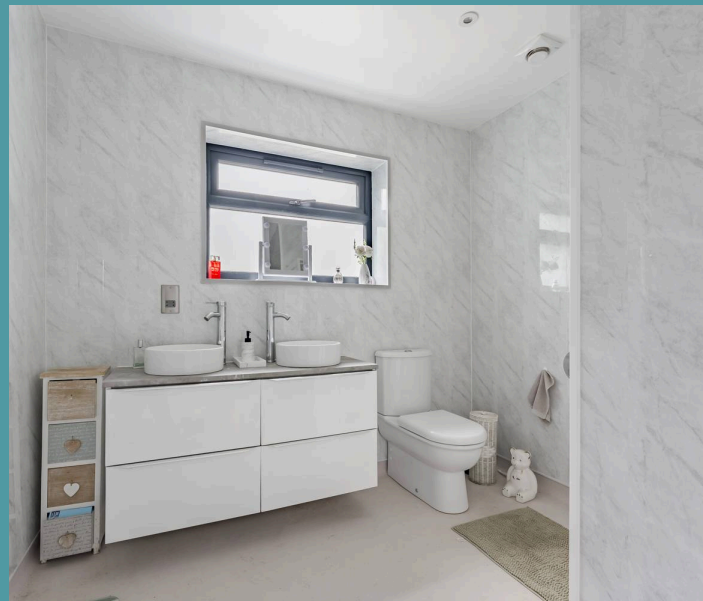
Beccles Road in Bradwell is a well-connected and established area that offers the perfect balance of local convenience and coastal appeal. With a variety of supermarkets, independent shops, cafés, and takeaways nearby, day-to-day needs are easily met. Families benefit from access to well-regarded primary and secondary schools, while healthcare services, including surgeries and a pharmacy, are also within easy reach. The area enjoys regular bus routes into Great Yarmouth and Lowestoft, and the A143 provides direct road access to Norwich. For leisure, residents can enjoy nearby playing fields, Bradwell Library, and the riverside paths along the Waveney. Gorleston's sandy beach and vibrant seafront are just a few minutes away by car, offering an ideal escape on sunny days.





## Beccles Road, Bradwell

Step through the front porch into a welcoming entrance where a conveniently located WC and built-in storage immediately set the tone for the smart, functional layout throughout. From here, the property opens into a bright and spacious open-plan living, kitchen, and dining area. The living area features soft fitted carpet and inset ceiling downlights, creating a warm and inviting atmosphere. It's a generous, open space that easily accommodates comfortable seating and offers flexibility for both everyday living and entertaining. The design ensures it feels connected and social, filled with natural light and a strong sense of flow. The kitchen is nothing short of a showstopper, sleek, contemporary, and finished to an exceptional standard. High-gloss white cabinetry lines the walls, offering a striking contrast to the wood-effect flooring, while the expansive worktops provide both style and function. It's equipped with a full range of integrated appliances, including an eye-level oven and grill, an inset gas hob with extractor, a large fridge and freezer, a washing machine, and even a wine fridge. Every detail has been considered, from the one-and-a-half bowl inset sink and drainer to the layout that makes cooking and hosting effortless. This is a space that truly elevates the home, combining everyday practicality with head-turning design.



Moving through the home, you'll find two spacious double bedrooms, each with its own en-suite. The principal bedroom is finished with fitted carpet and a radiator and features bi-fold doors that lead directly onto the rear garden. It also benefits from its own dressing room and a luxurious en-suite wet room with twin vanity basins, a walk-in shower, a low-level WC, and a heated towel rail, all completed in a sleek, modern finish. The second bedroom is equally well-appointed, complete with fitted carpet, and features a private en-suite with wet room flooring, overhead shower, vanity basin, WC, and heated towel rail, ideal for guests or family members.

## The Annexe

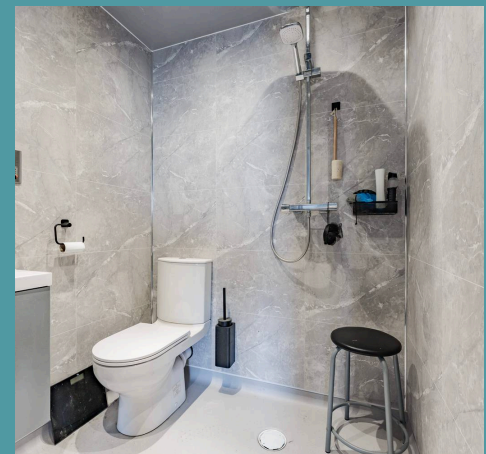
Accessed through its own private entrance on the other side of the property, the annexe offers a thoughtfully designed and highly functional living space, ideal for multi-generational living, guests, or independent accommodation.

You step into a bright and spacious open-plan living area, filled with natural light from bi-fold doors leading to the rear garden, along with additional windows to the front and side. Fitted carpet adds warmth and comfort underfoot, with plenty of space for relaxed seating and dining. A staircase rises to the first floor, and a door off the living space leads to the ground floor wet room.

The kitchen continues the modern, high-spec feel, fitted with wood-effect cabinetry, generous worktop space, and a breakfast bar with pendant lights above. Integrated appliances include an eye-level double oven, gas hob with extractor, wine cooler, and a sink with mixer tap set beneath the front window. Ceiling spotlights and a vertical radiator complete the look, creating a kitchen that is as practical as it is stylish.

The ground floor also features a sleek wet room with wet room flooring and central drain, wall-mounted shower with rainfall attachment, WC, vanity basin with mixer tap, heated towel rail, ceiling spotlights, and an extractor fan, all finished in a clean, modern style.

Upstairs, there are two generously sized double bedrooms, both finished with fitted carpet and enjoying dual-aspect windows, including Velux roof lights. Bright and comfortable, they are perfectly suited for longer stays or full-time use.





The bathroom on this floor is beautifully finished and adds a touch of luxury. It includes a freestanding oval bath with mixer tap and shower attachment, low-level WC with hidden cistern, vanity basin with mixer tap, heated towel rail, part-tiled walls, and a frosted side window for privacy, all set against soft carpeting for added comfort.

Outside, the property benefits from a fully enclosed rear garden, offering a private and secure space for outdoor enjoyment.

Ample off-road parking is provided by a large driveway with space for more than ten vehicles, in addition to a generous garage offering further storage or workshop potential.

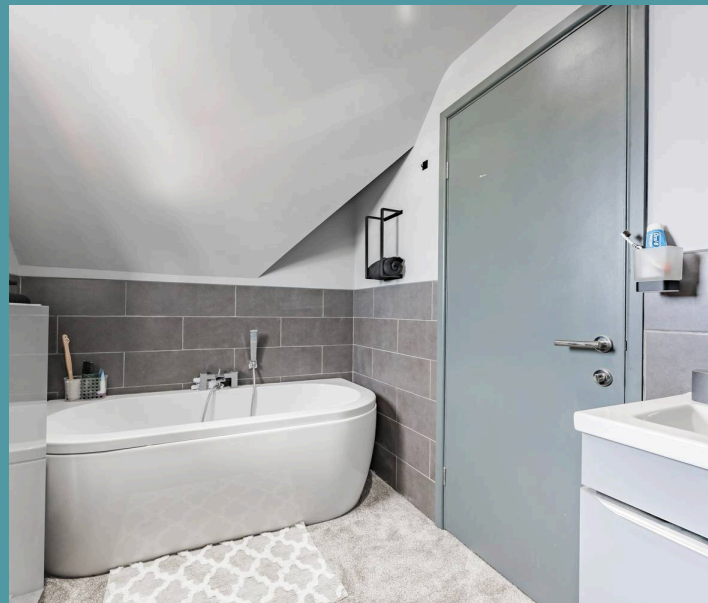
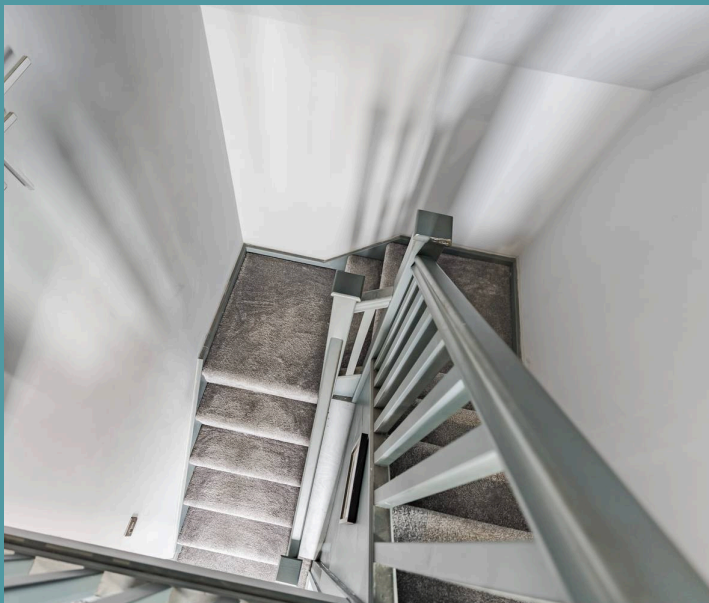
The property underwent extensive renovations in 2023, including a newly laid driveway, upgraded electrics, new double-glazed windows throughout, and a well-executed extension. All internal wiring is in place and ready for future solar panel installation, offering excellent potential for energy efficiency enhancements.

#### Agents notes

We understand that the property will be sold freehold, connected to all main services.

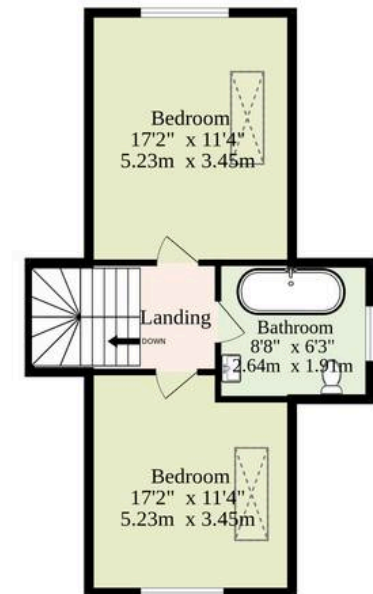
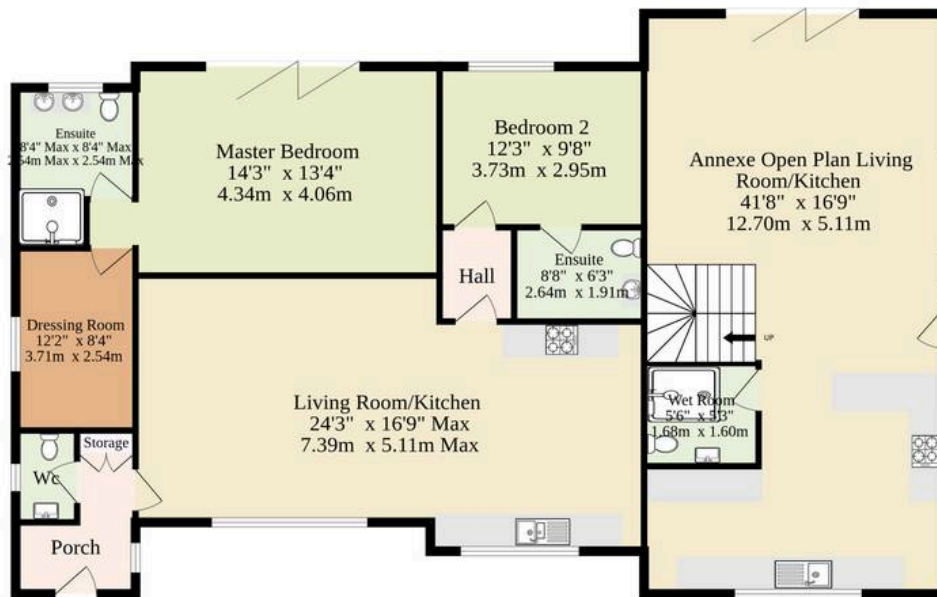
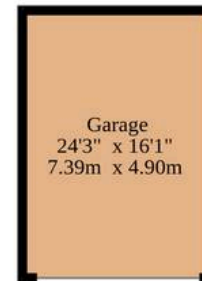
Heating system- Gas Central Heating

Council Tax Band- C



Ground Floor  
2107 sq.ft. (195.7 sq.m.) approx.

Annexe 1st Floor  
511 sq.ft. (47.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2618 sq.ft. (243.2 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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