



Blackbird Close, Bradwell Great Yarmouth NR31 8RT

welcome to

Blackbird Close, Bradwell Great Yarmouth

NEW TO MARKET William H Brown are proud to present to you, this charming one-bedroom bungalow, Situated in the desirable village location of Bradwell. Nestled within a quiet cull-de-sac location.



Entrance Hall

2' 9" x 4' 4" (0.84m x 1.32m)

Enter via a composite double glazed entrance door to front aspect. Built in storage cupboard, ceiling light, vinyl flooring and access to lounge and bathroom

Lounge

11' 7" x 15' 7" (3.53m x 4.75m)

A spacious and bright living room, comprising of double-glazed window to front aspect. Carpeted flooring, coved ceiling, radiator, ceiling light, TV point, and access kitchen and bedroom

Kitchen

7' 9" x 8' 9" (2.36m x 2.67m)

A contemporary and well-appointed kitchen, with double glazed window and uPVC door to rear aspect. A range of wall and base units and complimentary wood effect worksurfaces over, 1 bowl stainless steel sink and drainer with mixer tap, space for free standing fridge/freezer, plumbing for washing machine, space for electric oven and hob, power points, vinyl flooring, ceiling light, partially tiled walls and built in pantry

Bedroom One

9' 2" x 17' 6" (2.79m x 5.33m)

Double glazed window to rear aspect, carpeted flooring, radiator, wall sockets, coved ceiling, and ceiling light

Shower Room

5' 3" x 7' 8" (1.60m x 2.34m)

3-piece suite, shower cubicle, with wall mounted electric shower attachment, with glass shower screen and tiled splashback, wash hand basin with vanity under, W/C, heated towel radiator, extractor fan, and non-slip vinyl flooring

Rear Garden

A well-presented fully enclosed rear garden, with timber and brick post fencing, at its boundary, for added privacy, the garden is mostly laid to lawn. A separate patio area is perfect for outdoor dining and

entertaining, and a small, paved pathway to side, leads you to a secure & lockable gate, at the rear for easy entry and exit and allocated parking. Outside cold water tap

Location

Bradwell is a quiet, friendly family neighbourhood. Amenities are easily accessible and close to local village shops, doctors' surgery, transport links, and a short walk or drive to Gorleston-On-Sea's stunning sandy beach stretching into the distance below cliff gardens and a grand promenade, local high street shops, restaurants, public houses and James Paget Hospital. The Norfolk and Suffolk Broads are also just a short drive away and direct train links are available from Great Yarmouth into the Cathedral City of Norwich.



view this property online williamhbrown.co.uk/Property/WEA108009



welcome to

Blackbird Close, Bradwell Great Yarmouth

- A One Bedroom Mid Terraced Property
- Double Glazing and Gas Central Heating
- Allocated Parking to the Rear of the Property
- Sizable, Well Presented Rear Garden
- Double Bedroom and Spacious Living Area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA108009



Property Ref:
WEA108009 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk