



Sparrow Close, Bradwell GREAT YARMOUTH NR31 8SG

welcome to

Sparrow Close, Bradwell **GREAT YARMOUTH**

This well-presented semi-detached three-bedroom family home is ideally situated within the desirable village of Bradwell, offering comfortable and versatile accommodation suited to modern family living.



Entrance Hall

A welcoming entrance hall, comprising off double glazed uPVC entrance door to side aspect. Carpeted flooring, ceiling light, radiator, understairs storage cupboard, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Shower Room/Wet Room

6' 7" x 4' 9" (2.01m x 1.45m)
Double glazed opaque window to side aspect. Low level W/C, wash hand basin with floating vanity unit under, wall mounted electric shower attachment, fully tiled walls and flooring, heated towel radiator, ceiling light, and extractor fan

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)
A modern and well-appointed kitchen, with double glazed window to front and uPVC door to side aspect. A range off wall and base units and drawers with complimentary Quartz worksurfaces over, undermount sink with Quooker tap, built in electric oven, gas hob, and stainless steel canopied cooker hood, integrated fridge/freezer, and dishwasher, space and plumbing for washing machine, tiled flooring, ceiling light, power points, and radiator

Lounge

15' 7" x 12' 7" (4.75m x 3.84m)
A spacious living area, with carpeted flooring, 2 x ceiling lights, coved ceiling, wall sockets, TV point, feature electric fireplace with wooden surround and tiled hearth. Opening into..

Dining Room

14' 7" x 7' 6" (4.45m x 2.29m)
Carpeted flooring, ceiling light, wall sockets, TV point, radiator, coved ceiling, and uPVC double glazed sliding doors to..

Conservatory

10' 8" x 9' 10" (3.25m x 3.00m)
A brick-built and uPVC conservatory, with wrap around windows and pitched roof. Tiled flooring and

French doors allow for direct access into rear garden.

First Floor Accommodation

Carpeted flooring, ceiling light, loft hatch, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

23' 2" x 8' 6" (7.06m x 2.59m)
Double glazed window to rear aspect. Carpeted flooring, 2 x ceiling lights, fitted wardrobes, radiator, coved ceiling, and TV point

Bedroom Two

17' 7" x 9' 2" (5.36m x 2.79m)
Double glazed window to rear aspect. Wood laminate flooring, radiator, coved ceiling , wall sockets, and TV point

Bedroom Three

9' 5" x 8' 3" (2.87m x 2.51m)
Double glazed window to front aspect. Wood laminate flooring, ceiling light, wall sockets, coved ceiling, TV point, and radiator

Family Bathroom

Modern bathroom suite, with opaque double glazed window to front aspect. Panelled bath with electric shower over, combination vanity unit with W/C and wash hand basin, heated towel radiator, extractor fan, ceiling light, and fully tiled walls and flooring

Rear Garden

This rear garden is generous in size and well presented, offering an attractive and private outdoor space. Fully enclosed by a sturdy timber and brick-post boundaries, offering added privacy. It is predominantly laid to lawn and bordered by a variety of mature trees and established planting, creating a sense of seclusion and greenery. Adjacent to the main lawn area is a low level fence with feature pergola, which provides an inviting transition through to a productive vegetable patch complete with greenhouse. In addition, there is a separate paved patio area, ideal for outdoor seating and

entertaining, making the garden both practical and versatile

Outbuilding/Garage

11' 3" x 9' 9" (3.43m x 2.97m)
Working power and lighting, and door allowing direct access into garden.

Front Exterior

Aesthetically pleasing front exterior, offering a large concrete driveway offering ample secure off-road parking, to accommodate 3 vehicles. This driveway leads directly to an integrated garage with up and over door, providing additional parking space for one more vehicle. Gated access leads to rear garden

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Sparrow Close, Bradwell GREAT YARMOUTH

- Well-Presented Three Bedroom Family Home
- Modern Kitchen
- Downstairs Shower Room & First Floor Family Bathroom
- Open Plan Lounge & Dining Area
- Generous, Well Presented Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£325 000



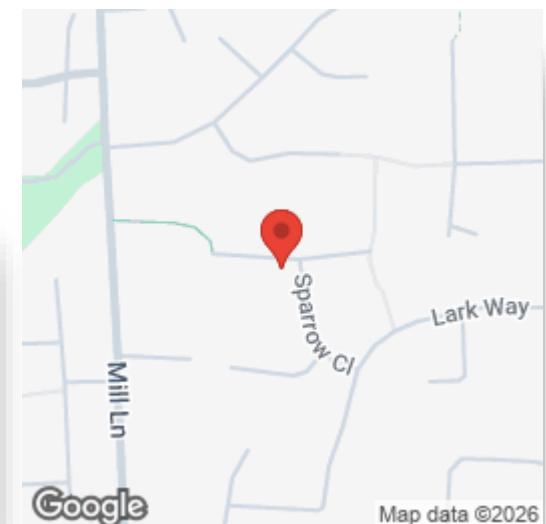
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Property Ref:
WEA108106 - 0002

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.



Please note the marker reflects the postcode not the actual property

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