



ADDRESS
11 Long Lane
Bradwell
Norfolk
NR31 8PP

TENURE
Freehold

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'POSITIONED ON LONG LANE, A POPULAR RESIDENTIAL STREET IN THE VILLAGE OF BRADWELL, IS THIS SINGLE STOREY THREE-BEDROOM HOME'

**FIND
YOUR
NEST**



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ositioned on Long Lane, a popular residential street in the village of Bradwell, is this single storey three-bedroom home.

The plot is arranged with the property set centrally. It has a generous brick weave driveway to the front which provides off road parking for three vehicles. A side gate leads to a private courtyard garden and the main entrance to the residence.

An entrance hallway leads to a corridor that runs the length of the property providing access to all accommodation. To the rear an extension houses the modern open plan kitchen dining area, with quality Howdens cabinetry fitted in 2021 this is an impressive space with plentiful storage and worktop area for culinary adventures. French doors lead out to the raised garden with BBQ deck and a low maintenance artificial lawn.

Back inside, and at the opposite end of the bungalow, is a gorgeous bay fronted living room where a southerly light fills the space throughout the day.

There are three double bedrooms, all of which have generous proportions, and a family shower room which was refitted by the current owners in August 2019. It features a fully tiled room with a large walk-in shower cubicle, vanity set basin and WC with concealed cistern.

Tenure: Freehold
Heating: Gas Central Heating with Hive Thermostat
Council Tax: Band B (£1,615)

Located in central Bradwell, a Broadland village with easy transport links to the Market Town of Great Yarmouth (five-minute drive), Lowestoft (ten-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

There are many good schools nearby, Hillside Primary School, Homefield Church of England Primary and Nursery School, Lynn Grove High, and Ormiston Venture Academy.

Gorleston's sandy Edwardian Beach is a short drive away, along with its traditional seaside gardens, pier, and model boat pond. It also has a theatre opposite the pier called the Pavilion. The main shopping centre is on High Street. It has its own golf club.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





Living room with south facing bay window



Garden Deck for BBQ's family gatherings



Low maintenance garden with a sun drenched aspect



Private courtyard and main entrance



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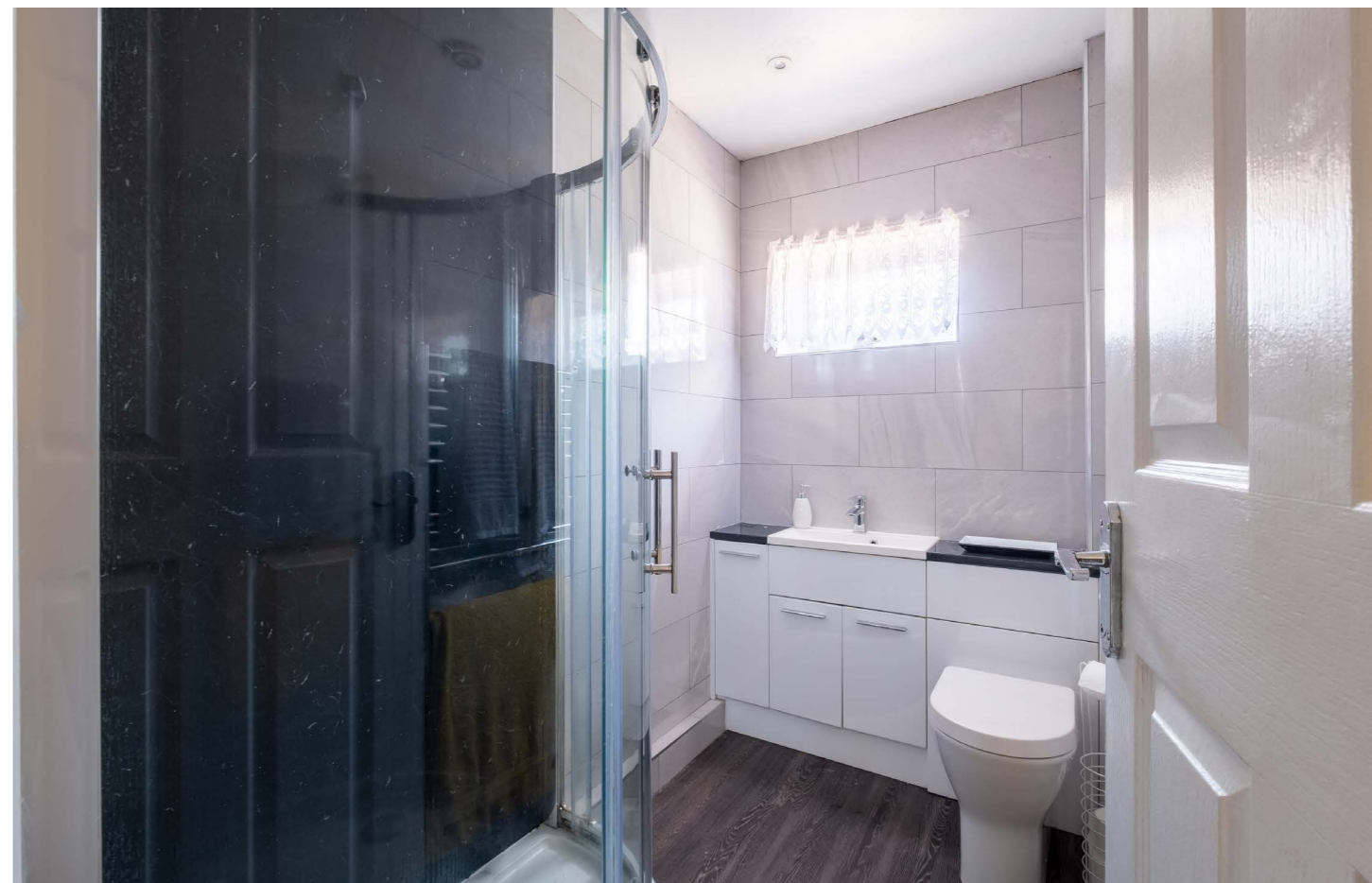
Primary bedroom



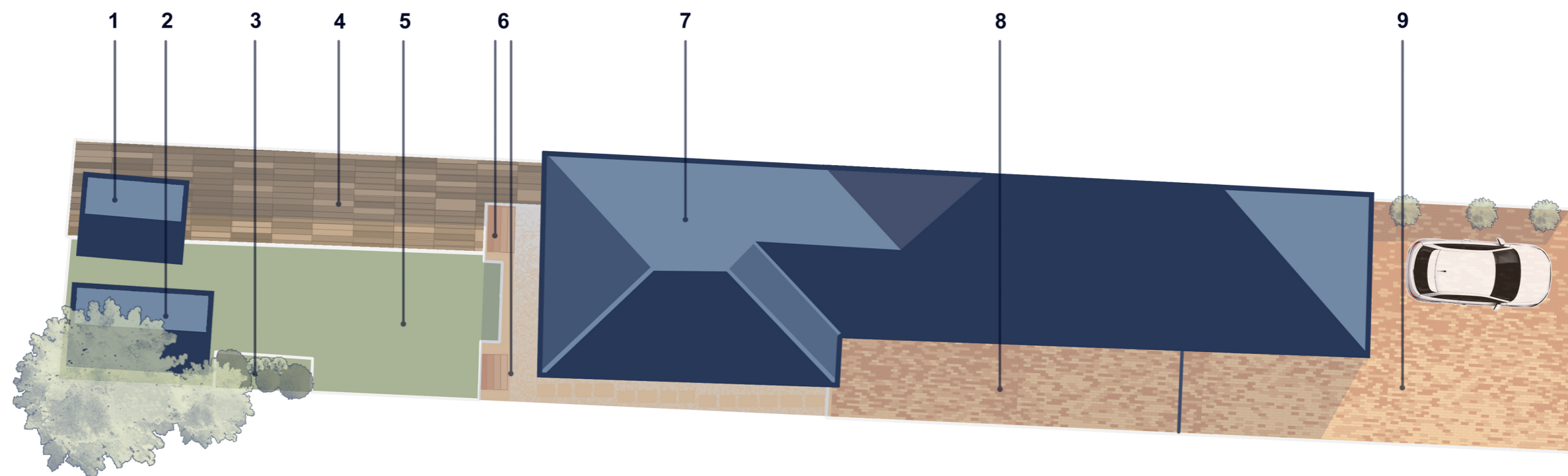
Third bedroom



Second bedroom



Modern shower room



- 1. Summer house
- 2. Garden shed
- 3. Raised flower bed
- 4. Sun deck
- 5. Artificial lawn

- 6. Steps up to raised garden
- 7. Residence
- 8. Private Courtyard garden
- 9. Brick weave driveway

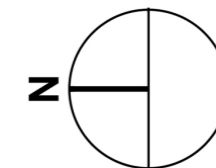


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.
Plan not to scale.

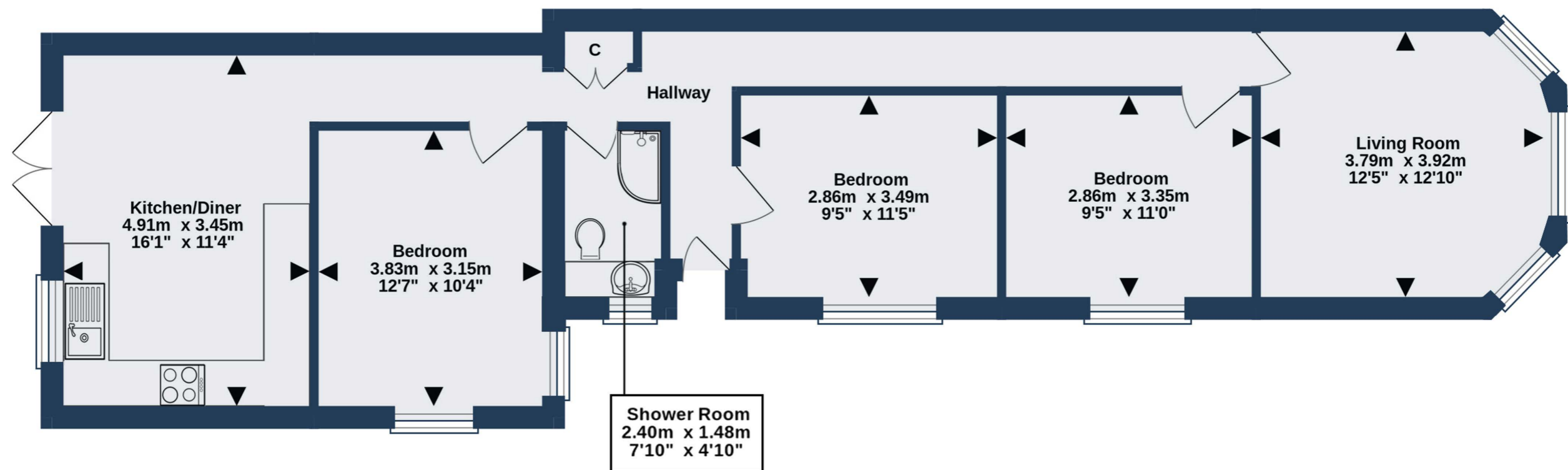
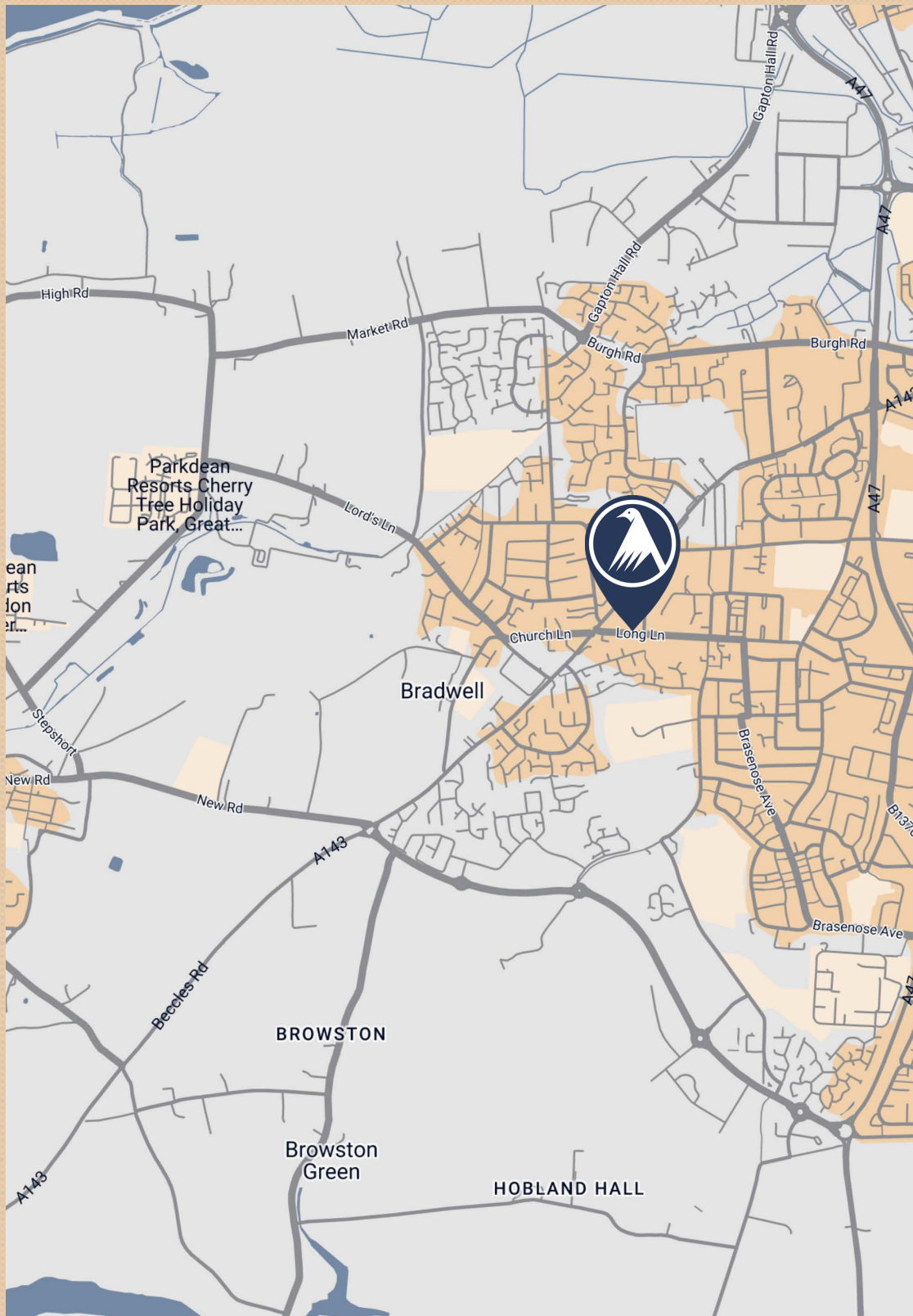


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