



Marler Close, Bradwell Great Yarmouth NR31 9FX

welcome to

Marler Close, Bradwell Great Yarmouth

A modern two bedroom mid-terrace family home. Situated within the desirable location of Bradwell, close to local amenities and a short drive away from Gorleston beach. Offering a perfect blend of coastal living and convenience.



Entrance Hall

A welcoming hallway, comprising off double glazed uPVC door to front aspect. Laminate flooring, ceiling light, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Cloakroom

Double glazed opaque window to front aspect. Pedestal wash hand basin, tiled splashback, W/C, radiator, laminate flooring, and ceiling light

Lounge

15' 2" x 9' 5" (4.62m x 2.87m)

A spacious living area, with double glazed window to front aspect. Laminate flooring, ceiling light, wall sockets, TV point, understairs storage cupboard, and radiator. Door to...

Kitchen/Diner

12' 7" x 8' 2" (3.84m x 2.49m)

A modern and well-appointed kitchen, with double glazed window and uPVC French doors to rear aspect, opening into rear garden. A range of white gloss wall and base units, with complimentary wood laminate roll top worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built in electric oven, four point gas hob and canopied stainless steel extractor over, integrated fridge/freezer, integrated washing machine and dishwasher, vinyl flooring, power points, partially tiled walls, and radiator

First Floor Accommodation

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

Master Bedroom

12' 7" x 8' 5" (3.84m x 2.57m)

2 x Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and built in storage cupboard

Bedroom Two

12' 7" x 8' 3" (3.84m x 2.51m)

Double glazed window to rear aspect. Carpeted

flooring, ceiling light, wall sockets, and radiator

Family Bathroom

A modern 3-piece suite, with panelled bath and chrome thermostatic shower attachment over, pedestal wash hand basin, W/C, ceiling light, tiled splashback, extractor fan, vinyl flooring, and heated towel radiator

Rear Garden

A well presented South-East facing rear garden. Fully enclosed by a sturdy timber and brick post boundary for added privacy. The garden is predominantly laid with a well-maintained lawn. Adjacent is a paved patio area, perfect for outdoor seating and entertaining. The patio continues along side the lawn, creating a practical pathway that leads to a gated access point at the side of the garden.

Front Exterior

An aesthetically pleasing front exterior, with space for secure off road parking for two vehicles



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welcome to

Marler Close, Bradwell Great Yarmouth

- A Well Presented Mid-Terrace Family Home
- Driveway, Offering Secure Off Road Parking
- Double Glazing & Gas Central Heating
- Open Plan Kitchen/Diner
- Downstairs Cloakroom & Separate Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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