

Aldreds
Estate Agents



12 Sparrow Close

Bradwell, NR31 8SG

£225,000



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This beautifully presented two-bedroom semi-detached home has been modernised throughout and offers stylish, contemporary living in a quiet cul-de-sac location. The property features an open-plan kitchen/diner, ideal for everyday living, while tasteful updates throughout create a move-in-ready home perfectly suited to first-time buyers, downsizers, or investors alike.

Externally, the property benefits from a private rear garden, detached garage with electricity, and a private driveway providing off-road parking for two to three vehicles. Further advantages include a newly installed boiler fitted in April 2026, along with excellent access to local amenities, schools, and transport links. Offered for sale by a motivated seller, internal viewing is highly recommended.

Entrance Hall

Laminate floor, radiator, double glazed door to front, stairs to first floor, cupboard, access to lounge.

Lounge

14'4" x 12'9" (4.37m x 3.91m)

Carpet floor, double glazed window to front, radiator, access to kitchen/diner.

Kitchen/Diner

16'1" x 8'2" (4.92m x 2.51m)

LVT floor, double glazed windows to rear, double glazed door to side, under stairs cupboard, laminate counter tops with over and under counter storage, space for fridge freezer, dishwasher, integrated oven with gas hob and extractor fan, wall mounted gas boiler.

Landing

Carpet floor, double glazed window to side, access to 2 bedrooms and bathroom, loft hatch, airing cupboard, access to over stairs storage.

Bedroom 1

16'0" x 11'9" (4.90m x 3.60m)

Carpet floor, double glazed window to front, radiator, built in wardrobe with secondary access to over stairs storage.

Bedroom 2

11'9" x 8'11" (3.60m x 2.74m)

Carpet floor, double glazed window to rear, radiator, laminate worktop/built in desk.

Bathroom

Laminate floor, double glazed window to rear, fitted WC and basin with vanity storage, bath tub with wall mounted shower and glass screen, heated towel rail.





Garage

Up and over door, concrete floor, electricity connection, plumbing space for washing machine and space for dryer.

Outside Front

Concrete driveway, path to front door, brick wall boundary.

Outside Rear

Concrete patio, grass lawn, garage, timber shed, timber fence boundaries, access to side and front of the property.

Council Tax

Great Yarmouth Borough Council - Band B

Services

Mains gas, water, electric, drainage

Tenure

Freehold

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

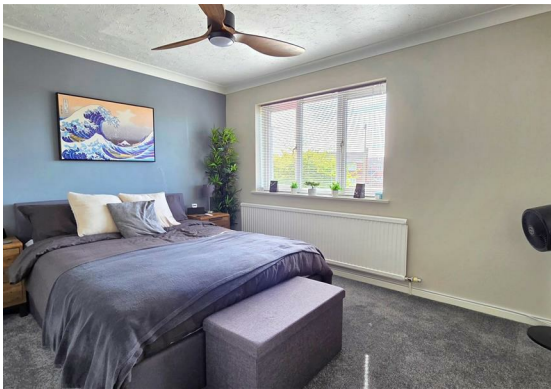
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout at the next set of traffic lights into Crab Lane, at the 'T' junction turn right into Beccles Road, turn left into Mallard Way, turn left into Lark Way, turn right into Sparrow Close.

What 3 Words

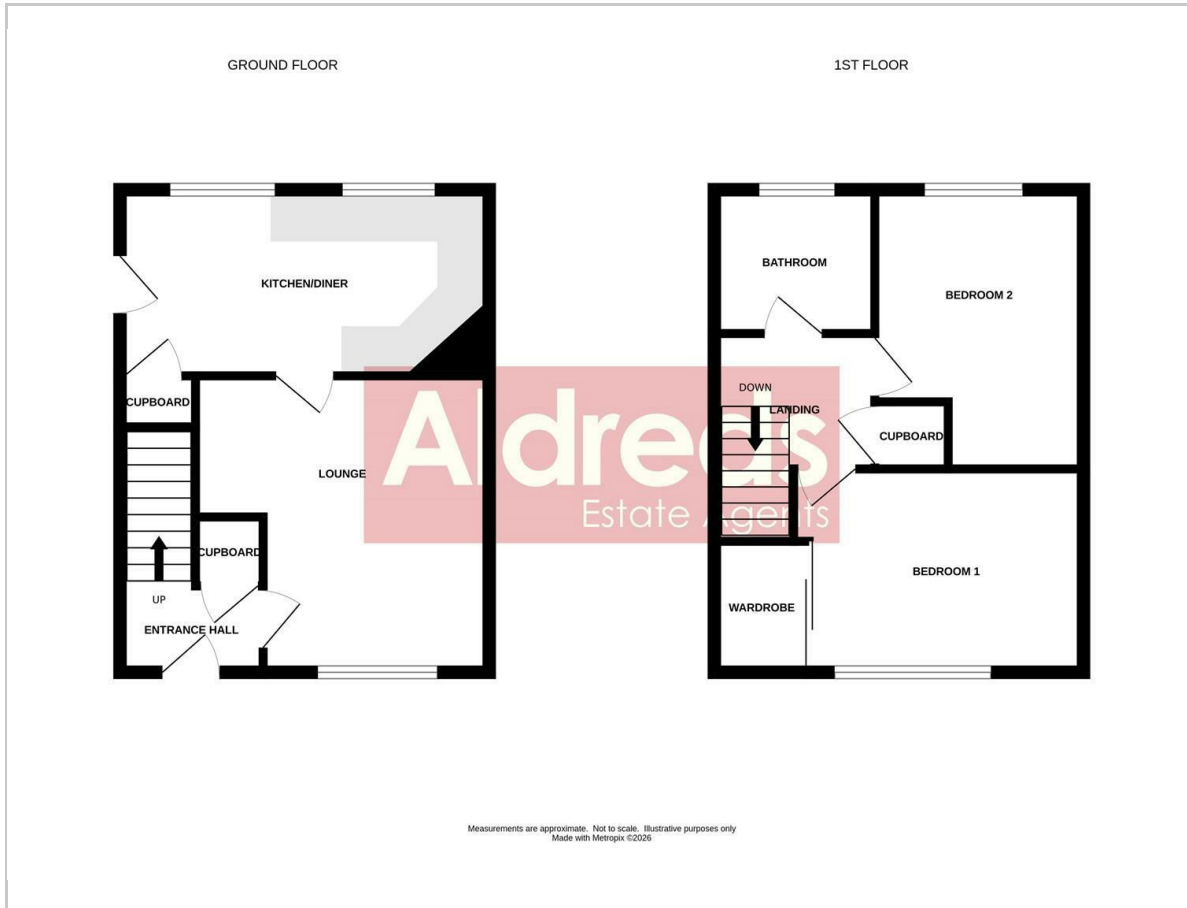
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Floor Plan



Viewing

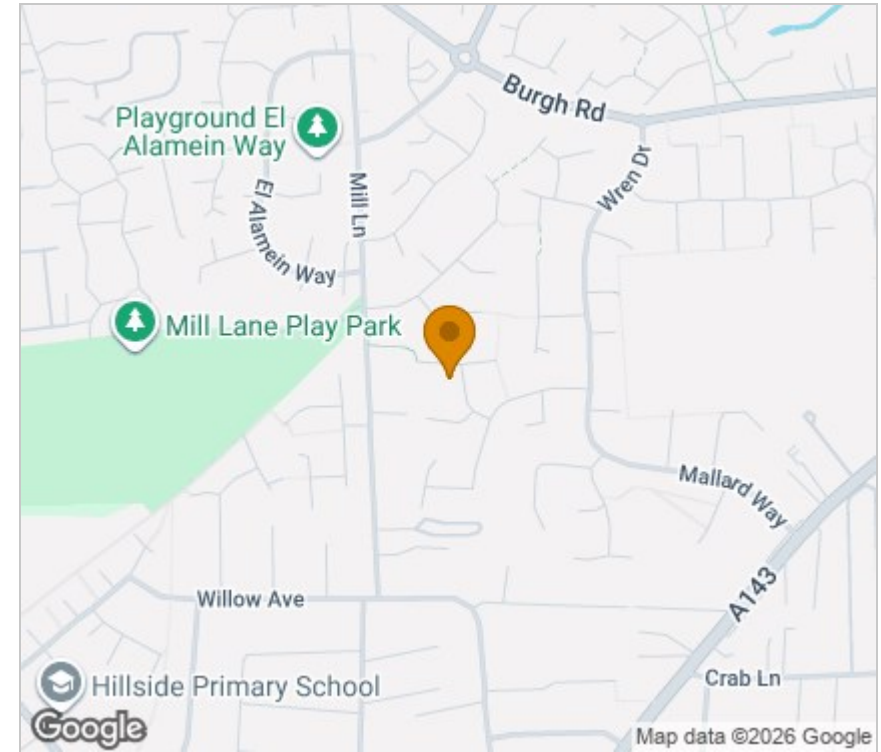
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

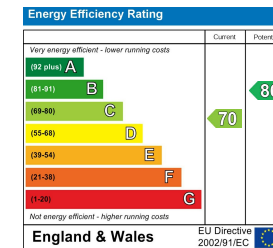
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Area Map



Energy Efficiency Graph



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