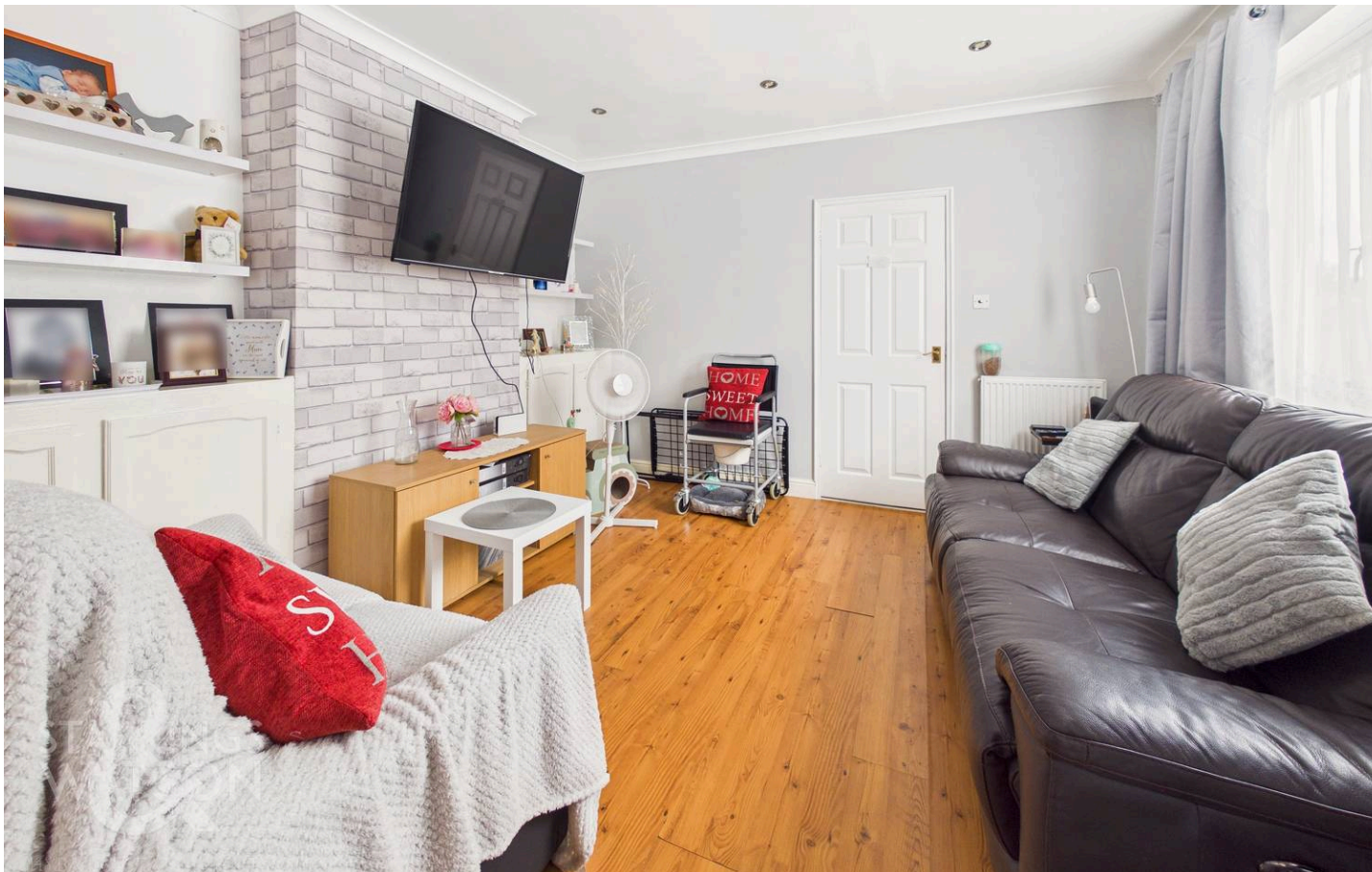




Chestnut Avenue, Bradwell - NR31 8PL

**STARKINGS
& WATSON**

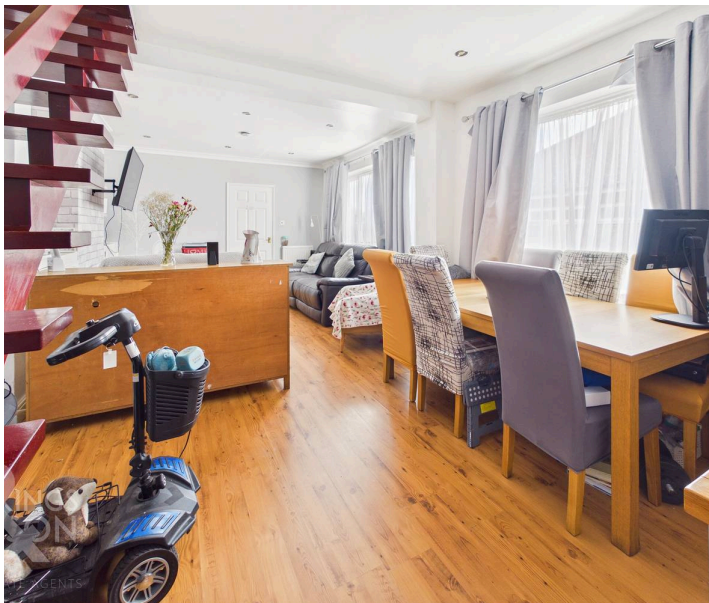
HYBRID ESTATE AGENTS



Chestnut Avenue

Bradwell, Great Yarmouth

This IMPRESSIVE SEMI-DETACHED BUNGALOW offers OVER 1030 SQ. FT OF ACCOMMODATION thoughtfully arranged across TWO LEVELS (stms), providing a versatile and inviting living environment ideal for families or downsizers alike. Step inside to a welcoming ENTRANCE HALLWAY, leading seamlessly into the GENEROUS 23' OPEN SITTING & DINING ROOM, perfect for entertaining or relaxing with family. The MODERN KITCHEN, along with the BATHROOM SUITES have each been UPDATED by the current owner recently and a NEW GAS COMBINATION BOILER (fitted In 2024) adds to the modern convenience of this home. The property features THREE DOUBLE BEDROOMS, thoughtfully split over two levels, offering flexibility for guests, home working, or multi-generational living. Each room is well-proportioned, with ample storage and a sense of privacy. The updated shower room provides a fresh, stylish space for daily routines, while the overall layout ensures both comfort and practicality. With a DRIVEWAY PROVIDING OFF ROAD PARKING and a SHORT WALK TO ALL AMENITIES & PUBLIC TRANSPORT.



This home combines convenience with peaceful residential living. The rear garden is FULLY ENCLOSED with a generous amount of timber storage spaces to be utilised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Bungalow
- Over 1030 Sq. Ft Of Accommodation Over Two Levels (stms)
- Updated Kitchen & Bathroom Suites With Gas Combination Boiler Updated In 2024
- 23' Open Sitting & Dining Room With Conservatory Coming Off The Kitchen To The Rear
- Three Double Bedrooms Split Over Two Levels
- Fully Enclosed Rear Garden With Ample External Storage Space
- Driveway Giving Off Road Parking
- Short Walk To All Amenities & Public Transport

The village of Bradwell offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from and to other parts of Bradwell and onto Great Yarmouth via Gorleston.



Gorleston is about two miles away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores. Gorleston has a beautiful award winning unspoilt sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

SETTING THE SCENE

The property sits back from the street where a large driveway is suited to the parking of multiple vehicles. With colourful planting bed to the left hand side and low level timber fence to the right, a lockable timber swinging gate provides private and secure access to the entrance of the home.

THE GRAND TOUR

Once inside, the central lobby grants access to all living accommodation within the home as well as a handy built in storage cupboard creating the ideal space to slip off coats and shoes. To the rear of the property a modernized kitchen features sleek cabinetry mounted on base and wall levels with all tiles splashbacks giving way to integrated appliances to include an eye level oven and microwave with hob and extraction above with space and plumbing remaining for further white goods and appliances. Just off to the side of the kitchen is another modernized space in the form of a walk in shower room complete with non slip flooring, wall mounted radiator and frosted glass windows. At the very rear of the home a conservatory provides further utility room uses with French doors opening into the rear garden.

To the left from the entrance lobby is the main living space which comes in the form of a 23' open sitting and dining room. Large uPVC double glazed windows allow natural light to penetrate every corner of the room whilst hardwearing wooden flooring is suited to a potential choice of layout of soft furnishings. At the very front of the property a bay fronted bedroom leaves more than enough space for a large double bed with further soft furnishings and storage solutions all laid upon carpeted flooring.

The first floor landing takes you into two further double bedrooms with the room at the rear enjoying a dual facing aspect and handy recessed storage space whilst the bedroom to the front of the property again benefits from a dual facing aspect with the added benefits of a walk in wardrobe space.

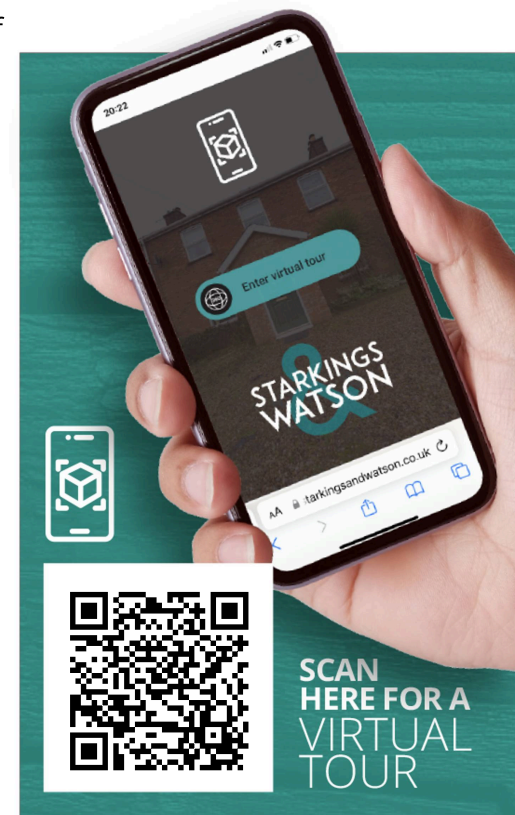
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where a lawn garden features colourful raised planting beds with mature shrubbery, two separate timber storage sheds and a raised flagstone patio seating area nestled in the very top of the garden perfectly suited for privacy to enjoy the warmer months.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1037 ft²
96.3 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.