



Whimbrel Drive, Bradwell Great Yarmouth NR31 9UN

welcome to

Whimbrel Drive, Bradwell Great Yarmouth

NEW TO MARKET A beautifully presented two-bedroom semi-detached family home, ideally situated within the highly desirable village of Bradwel. Close to local amenities, and a short drive to Gorleston Beach and the Norfolk & Suffolk Broads



Entrance Hall

A welcoming entrance hall, comprising of uPVC double glazed door to front aspect. Carpeted stairs to first floor landing, radiator, wood laminate flooring, and door into ground floor reception rooms

Lounge

16' 9" x 8' 10" (5.11m x 2.69m)

A spacious living area, with double glazed window to front aspect. Wood laminate flooring, vertical radiator, TV point, coved ceiling, ceiling light, wall sockets, feature free standing electric fireplace. Door into..

Kitchen/Diner

12' 2" x 9' 10" (3.71m x 3.00m)

A modern and well-appointed kitchen, with double glazed window and uPVC door to rear aspect. A range of wall/base and drawer units, with complimentary wood effect worksurfaces over, built-in electric oven, gas hob and concealed extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space and plumbing for washing machine, space for undercounter fridge/freezer, partially tiled splashback, beamed ceiling, wall sockets, and wood laminate flooring

First Floor Accommodation

Landing

Carpeted flooring, coved ceiling, ceiling light, wall sockets, and doors to bedrooms and family bathroom

Master Bedroom

10' 6" x 9' 10" (3.20m x 3.00m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and coved ceiling

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to rear aspect. Carpeted flooring, radiator, ceiling light, wall sockets, coved ceiling, and built-in wardrobe

Family Shower Room

A modern 3-piece suite, with walk-in shower, with chrome thermostatic rainfall shower attachment, combination unit with W/C, and wash hand basin, heated towel radiator, wood laminate flooring, extractor fan, and modern marble effect waterproof shower panels

Rear Garden

A beautifully presented rear garden designed for both relaxation and entertaining. The garden has a timber fence and brick-post boundary, providing added privacy. The majority of the garden is laid with decking, offering a clean, low maintenance finish and a generous, level space ideal for outdoor furniture. To one side of the garden sits a covered veranda, with hot tub, and positioned to the rear is a substantial timber-built outhouse, with fully functioning bar. The interior features a bespoke fitted bar area, complete with working power, lighting, and water supply, offering versatility for hosting and personal leisure.

Shed/Workshop/Bar Area

13' 1" x 11' 2" (3.99m x 3.40m)



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welcome to

Whimbrel Drive, Bradwell Great Yarmouth

- A Modern Two-Bedroom Semi-Detached Family Home
- Perfect for First Time Buyers/Investment Opportunity or for Those Looking to Downsize
- Two Sizable Bedrooms
- Well Presented Rear Garden, with Outbuilding & Bespoke Bar
- Envious Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108086 - 0002

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