



Bradwell Avenue, Bradwell - NR31 8HE

**STARKINGS  
& WATSON**

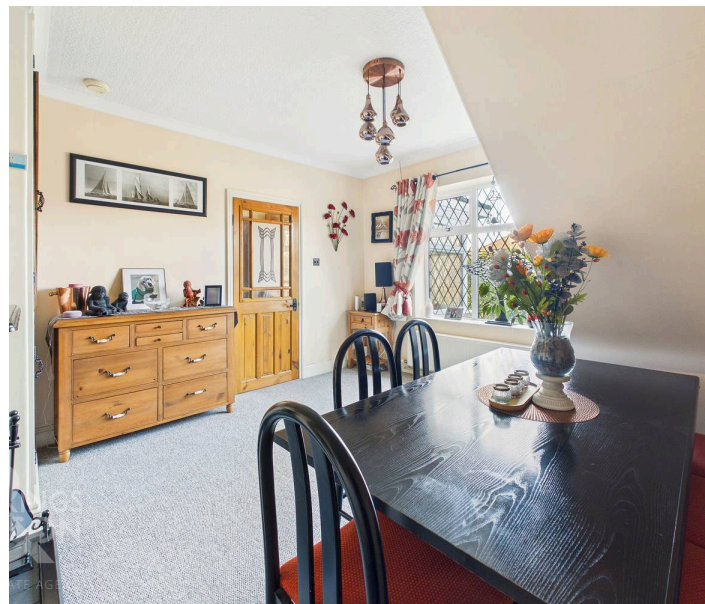
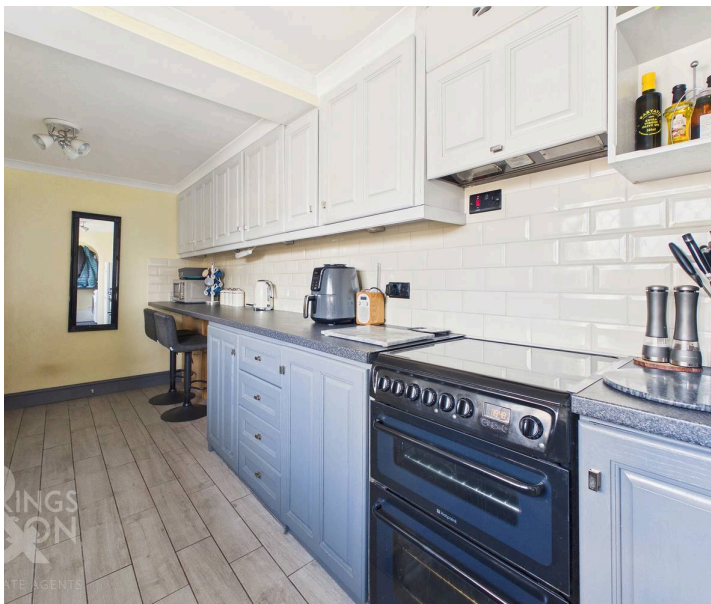
HYBRID ESTATE AGENTS



## Bradwell Avenue

Bradwell, Great Yarmouth

Occupying an enviable CORNER PLOT position, this SEMI-DETACHED chalet style home offers a unique VERSATILITY in potential use for a property of the style within the area and a much greater floor space reaching over 1040 Sq. Ft (stms) including a CONCRETE SECTIONAL GARAGE, which holds potential for a conversion if required (stp). WRAP AROUND GARDENS are well planted giving the home both PRIVACY and VIBRANCY in the warmer months while OFF ROAD PARKING comes to the side of the home also. Internally, all living spaces are GENEROUS IN SIZE starting with a UTILITY ROOM entrance space which flows into the 16' KITCHEN, giving ample storage space and subsequently flowing into the SEPARATE DINING ROOM. A secondary hallway leads towards an impressive 18' DUAL ASPECT SITTING ROOM complete with cast iron wood burning fire. In total, THREE BEDROOMS are on offer across two floors all having use of the THREE PIECE FAMILY BATHROOM which has previously has approved planning with previous owners for an extension into the porch space which could be explored once more if required.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Chalet Style Home
- Considerable Corner Plot Giving Privacy With Mature Borders
- Over 1040 Sq. Ft (stms) Including Garage Space, Ideal For A Conversion (stp)
- 18' Dual Aspect Sitting Room
- 16' Kitchen With Utility Flowing Into Separate Dining Room
- Three Bedrooms
- Private & Well Planted Gardens To Side & Front Of Home All Fully Enclosed
- Off Road Parking & Garage

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 to other parts of Bradwell and onto Great Yarmouth via Gorleston. Bradwell also has doctors surgeries, pharmacies, dentists, a post office, petrol filling stations, pubs, clubs and a range of schools for all ages. 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 unspoiled 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 can be found towards the very top of this quiet street where two separate entrance spaces lead towards the front of the home. A tall iron gate sits between the timber panel fencing giving access to one side of the property whilst the adjacent side of the home offers off road parking in front of the garage for multiple vehicles with a further timber swinging gate leading you through the resin patio space towards the front of the home.

### THE GRAND TOUR

Entering through the space you will initially encounter the utility room with ability to hang coats and shoes before heading into the remainder of the home where extended kitchen work surfaces and storage can be found as well as plumbing for goods and appliances. From here the kitchen stretches out in front of you laid with all tiled flooring where a multitude of further wall and base storage units are housed with space remaining for appliances such as an oven and hob with extraction above and freestanding fridge/freezer with all tiled splashbacks and breakfast bar seating and extended worktops towards the end of the kitchen. From here you'll enter a secondary hallway space where the main entrance door gives you a large porch style entrance which has previously been used as a reading and hobby space. From here access to the three piece family bathroom suite can be had with a fully tiled surround. The space features a shower head and glass screen mounted over the bath with low level radiator. Historically previous the owners had approved planning to extend the bathroom into the porch base to grow the area however, as planning has since lapsed, this is something that potential owners could explore in future if required.

From here the dining room sits just beyond this hallway with tall floor to ceiling built in storage. The space has a large open carpeted floor space suited to a large dining table or to potentially be used as a second reception room if required. From here a further hallway takes you down past the first of the bedrooms to an impressively sized dual aspect 18' sitting room. The space has been laid with thick carpeted flooring with a tall ceiling aspect and large bay window with French doors on the opposite side of the room allowing natural light to penetrate every corner. A cast iron multi fuel wood burner with slate hearth and lime stone surround has been added for the more cosier evenings. On the ground floor the first of the double bedrooms can be found laid with carpeted flooring, this room has served many purposes over the years and could easily host a double bed whilst the first floor landing splits in each direction to take you into two further bedrooms with the larger being more than capable of hosting a double bed with a large walk in wardrobe space off to the side side whilst a second bedroom sits in the adjacent side of the home made with all wooden effect flooring with built in storage over the stairs.

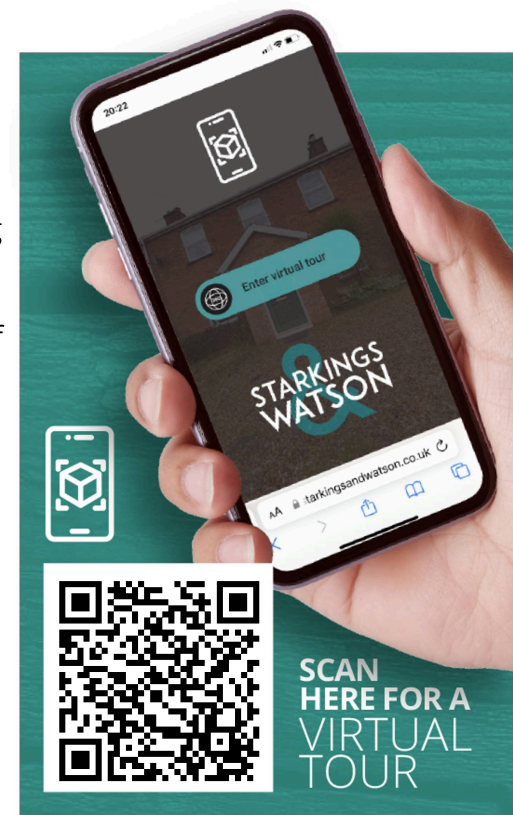
### FIND US

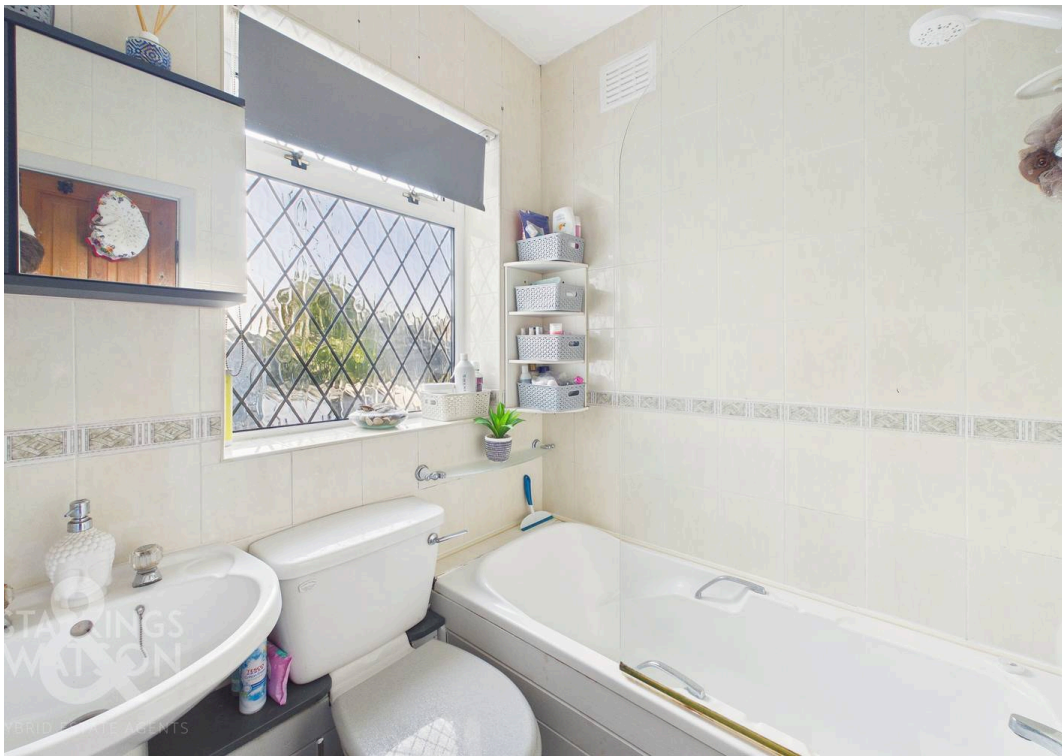
Postcode : NR31 8HE

What3Words : ///magnets.crunches.backlog

### VIRTUAL TOUR

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



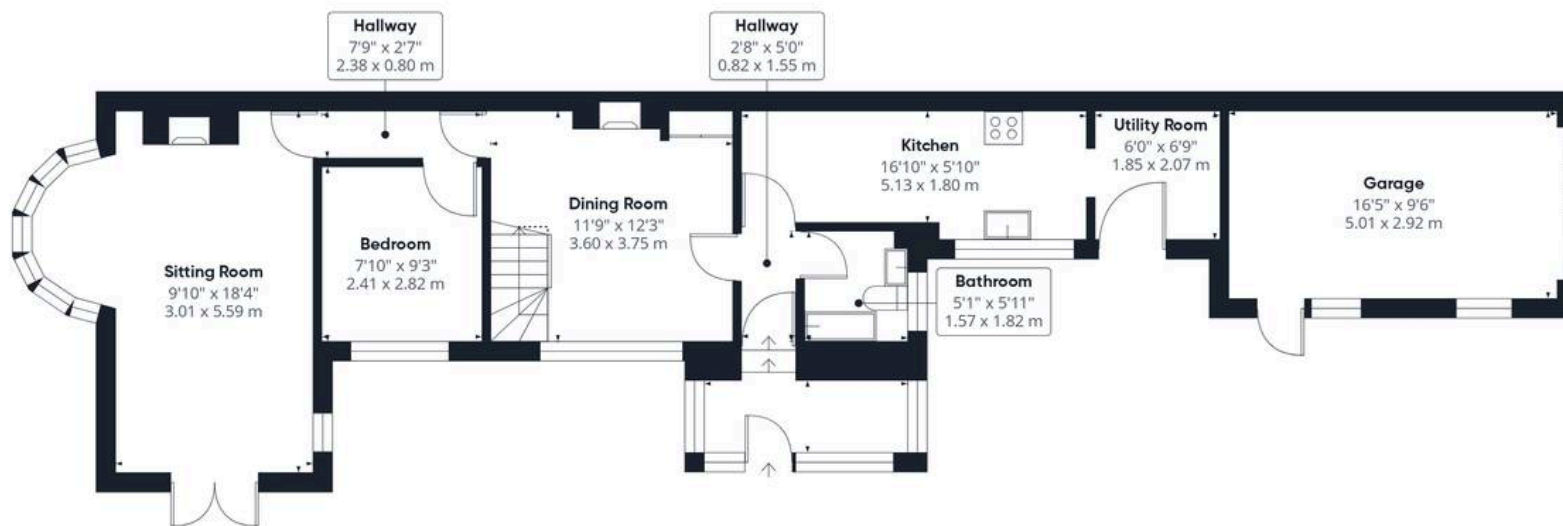




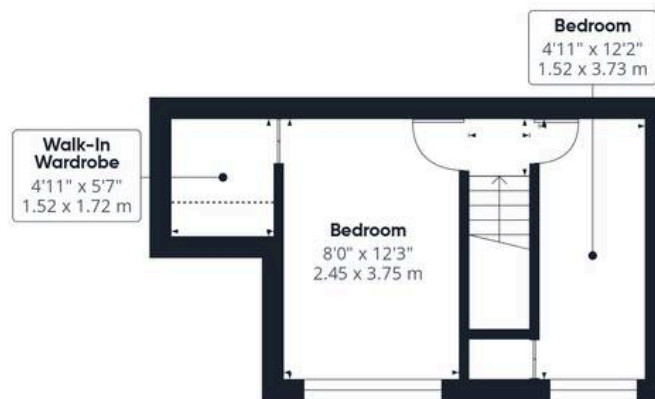
## THE GREAT OUTDOORS

The gardens are fully enclosed with tall timber fences paired with mature planted borders and trees which give both privacy and vibrancy around the full perimeter of the home. Most of the garden is laid with lawn featuring a multitude of colourful beds and shrubbery. The current owners have added a resin patio leading from the off road parking, making the ideal space for garden furniture to enjoy the warmer months.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1045 ft<sup>2</sup>  
97.2 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(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

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