



## 11 Howes Road, Bradwell

Guide Price £300,000 - £310,000



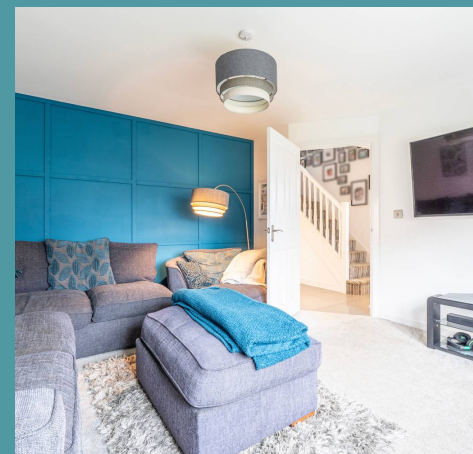
# 11 Howes Road

Bradwell, Great Yarmouth

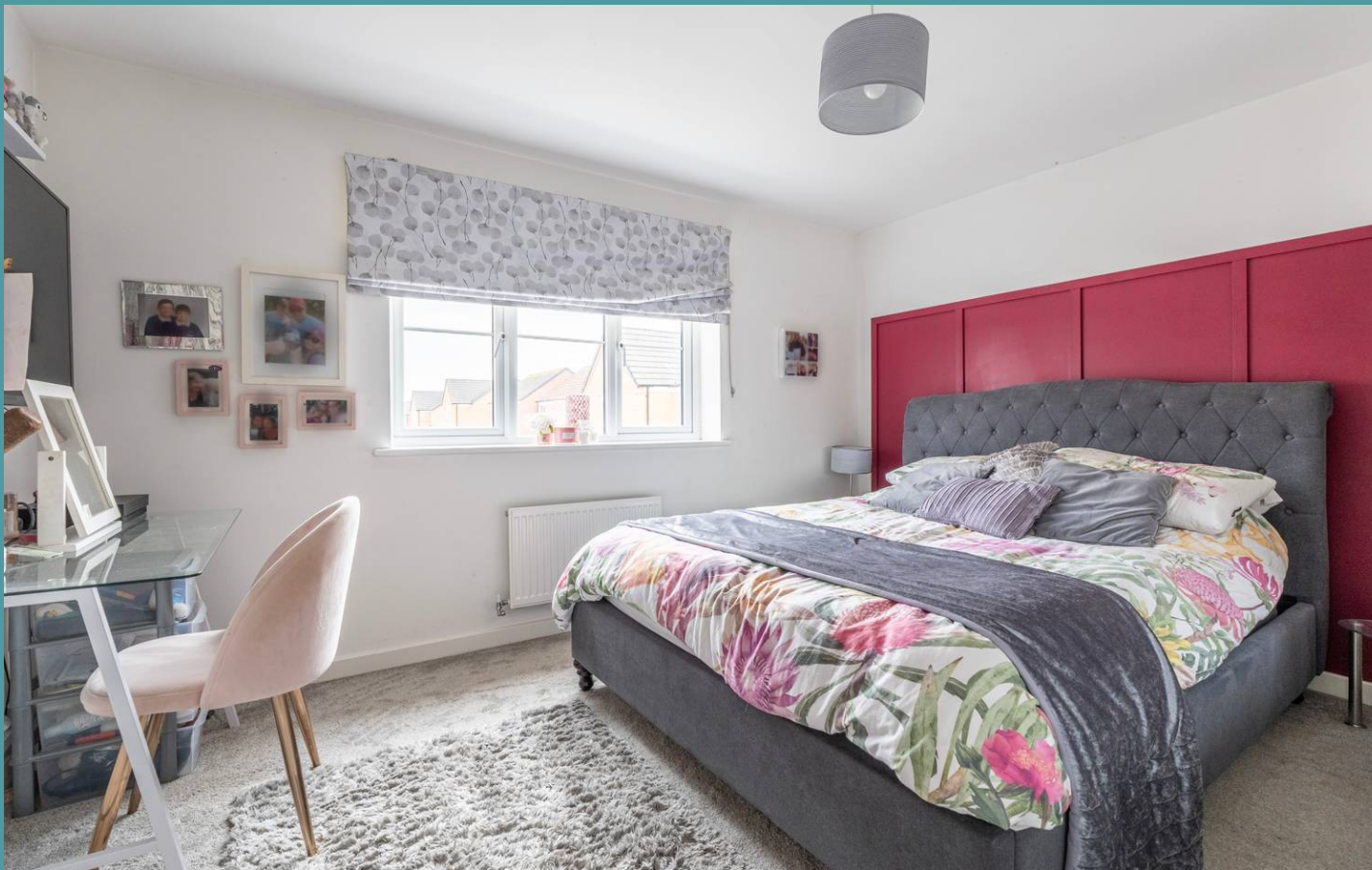
Guide price £300,000-£310,000 This remarkable three bedroom detached house presents an exceptional opportunity to embrace a lifestyle of comfort, style, and convenience. Situated in the village of Bradwell, in close proximity to all local amenities and natural surroundings. Designed to cater to the needs of a modern family, this property stands as a testament to quality craftsmanship and thoughtful design. To experience the full potential of this home, book a viewing today and step into your future of refined living.

## LOCATION

Bradwell, NR31 is a suburban village located in the district of Great Yarmouth, Norfolk, England. Positioned close to the east coast, it offers a blend of rural charm and convenient proximity to the larger town of Great Yarmouth. The area is known for its residential neighborhoods, local shops, and schools, making it a popular location for families. Surrounded by picturesque countryside, Bradwell also provides easy access to the Norfolk Broads, a renowned network of rivers and lakes, ideal for boating and outdoor activities. The NR31 postcode area encompasses parts of Bradwell and nearby locations, contributing to its vibrant yet relaxed community atmosphere.







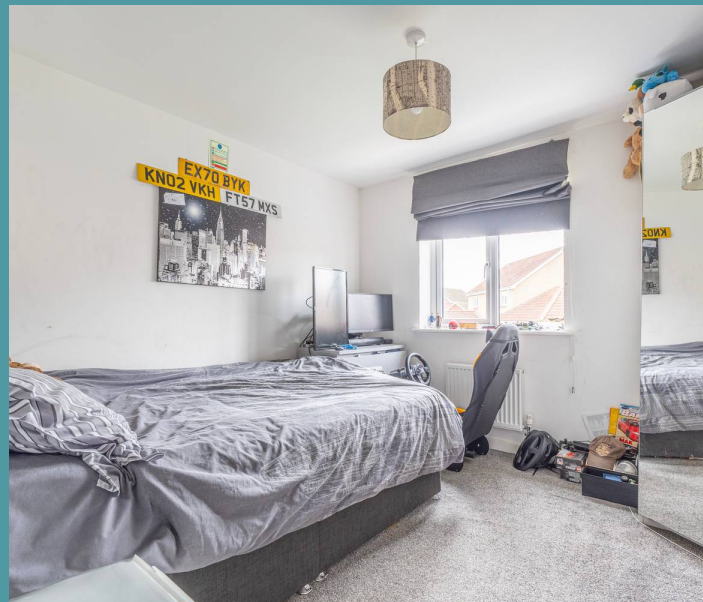
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Step inside where you are instantly greeted by a bright and welcoming entrance hall. Positioned at the front of the property is a spacious sitting room, filled with an abundance of natural light, where you can showcase your most comfortable furniture and decorative items. At the heart of the home lies an open plan kitchen/dining room, ensuring effortless interaction when hosting and everyday family living. It is well-equipped with high quality units and appliances, to enhance your cooking experience. Complemented by a convenient utility room, for your additional storage and laundry essentials.

Heading upstairs you will find three bedrooms, meticulously designed to offer you relaxation and privacy. The master bedroom flaunts its own private en-suite, adding a luxury yet convenient touch to your everyday routine. The shower room comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a large well-maintained garden, primarily laid to lawn, as well as a patio and decked terrace for your outdoor furniture during the summer months. The addition of a wooden shed is ideal for storing your garden equipment and tools. Overall, this garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway, providing off-road parking.







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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

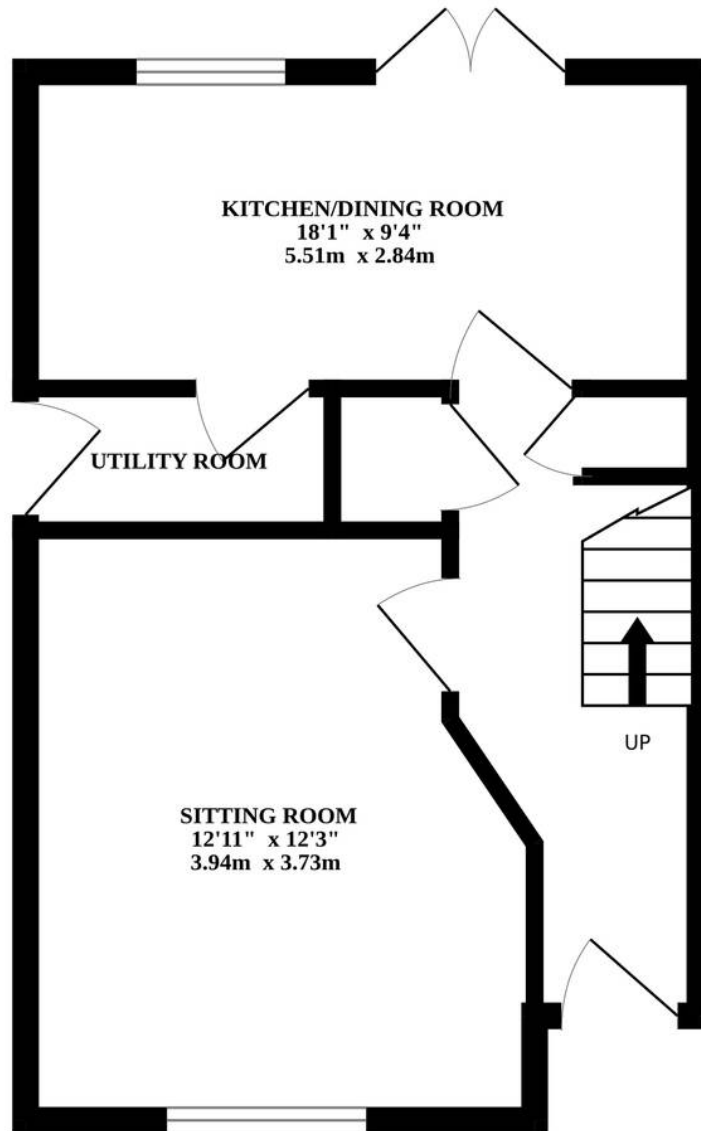
Council Tax Band: C

Optional extras can be found throughout the property, for further details on these offerings, please contact our Caister office.

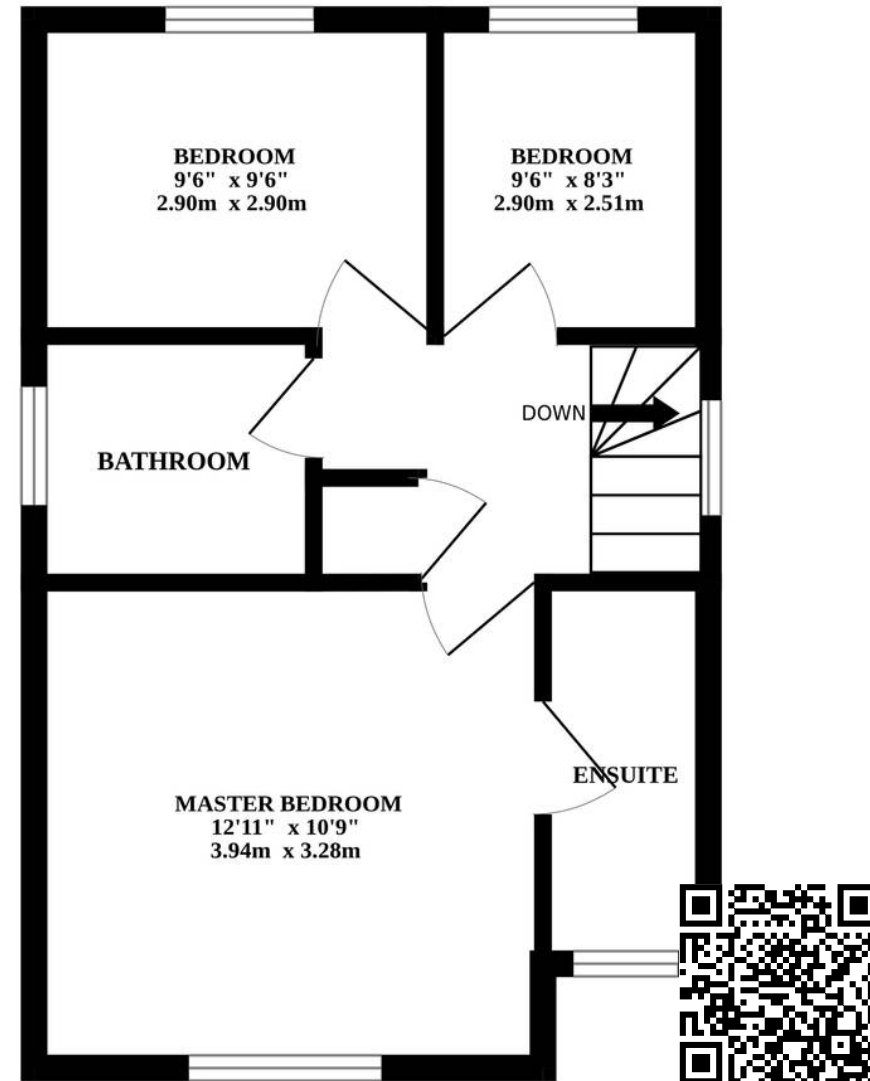
- Guide price £300,000-£310,000
- Delightful detached residence
- Perfect family home to accommodate a busy lifestyle
- Private cul-de-sac - Quiet surroundings
- Spacious sitting room - Filled with an abundance of natural light
- Open-plan kitchen/dining room - Utility room
- Three bedrooms, one private en-suite & a shower room
- Largest garden on the development - Fully enclosed for privacy
- Optional extras throughout the home (please call our Caister office for further details)
- Driveway providing off-road parking



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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