



16 Shire Avenue, Bradwell  
£390,000



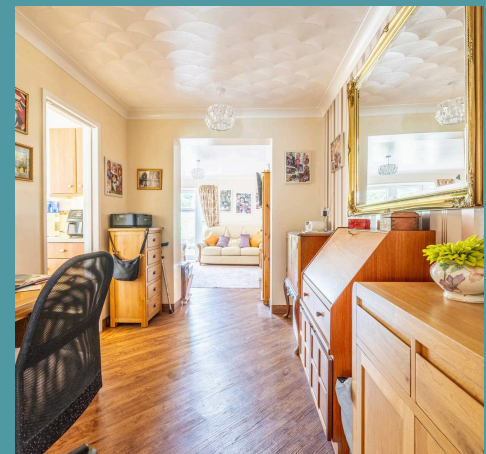
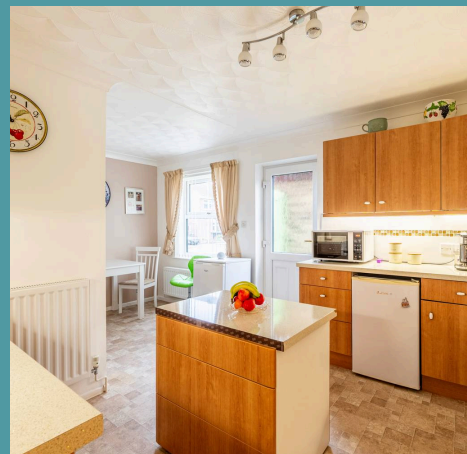
# 16 Shire Avenue

Bradwell, Great Yarmouth

This charming three bedroom detached bungalow boasts a substantial extension, offering ample living space that caters to those looking to downsize without compromising on comfort. Set on one floor for ultimate convenience and accessibility, this property presents a rare opportunity for a seamless transition into a more manageable lifestyle. With its charming character, practical layout, and convenient amenities, this property is one you would not want to miss!

## LOCATION

Bradwell, located in Norfolk, England, near the coast of the North Sea, is a charming village in the Broads district. It features a mix of scenic countryside and local amenities, offering a peaceful rural lifestyle while being just a short distance from the bustling town of Great Yarmouth. The area is known for its picturesque landscapes, including nearby marshes and waterways, making it popular for walking, cycling, and birdwatching. With its close-knit community and rich history, Bradwell provides a welcoming atmosphere for both residents and visitors.







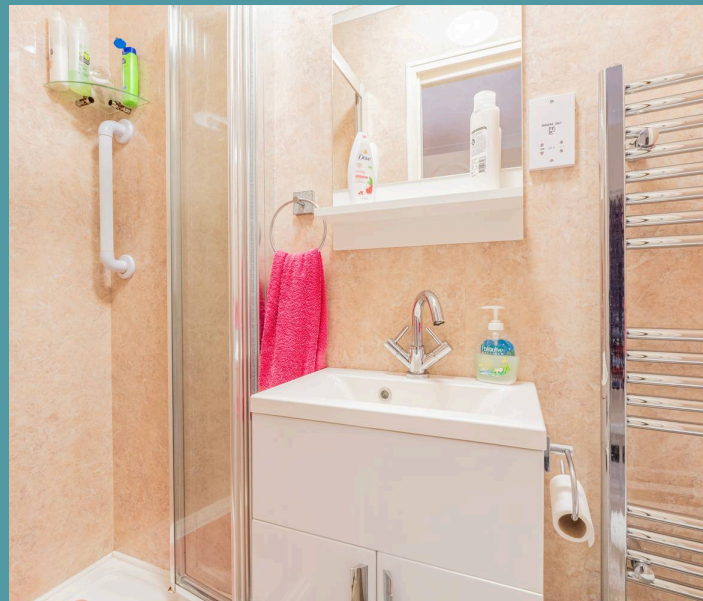
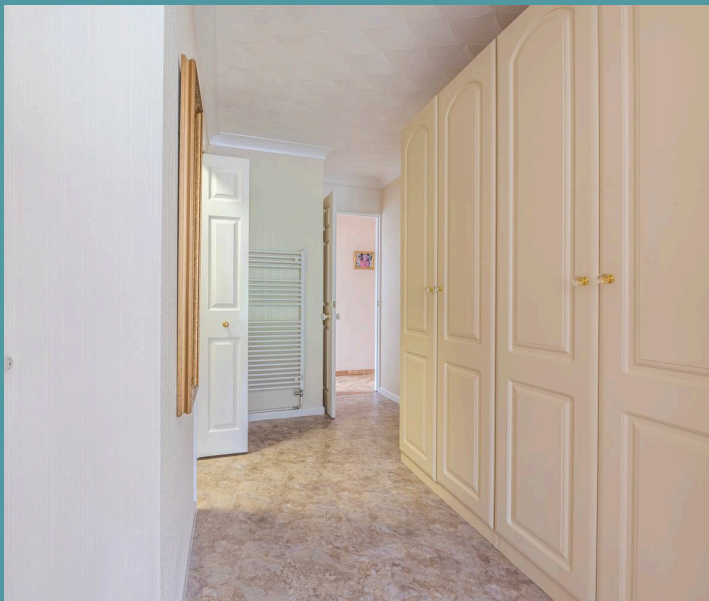
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Stepping inside, you are greeted by a welcoming entrance hall. Immediately capturing your attention is the well-equipped kitchen/breakfast room, fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage and counter-top space for meal preparation. Between both reception rooms you'll discover a versatile study, that can be used for storage if required. The open-plan sitting/dining room exudes a sense of warmth, accentuated by an abundance of natural light that filters through, creating a welcoming ambience for relaxation and entertainment.

The accommodation comprises three bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite and a dressing room, adding a convenient yet luxury touch to your everyday routine. The bathroom completes the accommodation, comprising of a three piece suite.

Towards the rear a large low maintenance garden awaits, that is predominately paved, suitable for your seating arrangements during the summer months. A summerhouse and greenhouse are wonderful additions, ideal for those garden enthusiasts. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence a driveway provides off-road parking for all residents and guests, ensuring convenience and peace of mind, while a 23ft garage (stms) offers storage options.



• Charming detached bungalow, substantial





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Bradwell, Great Yarmouth

### AGENTS NOTES

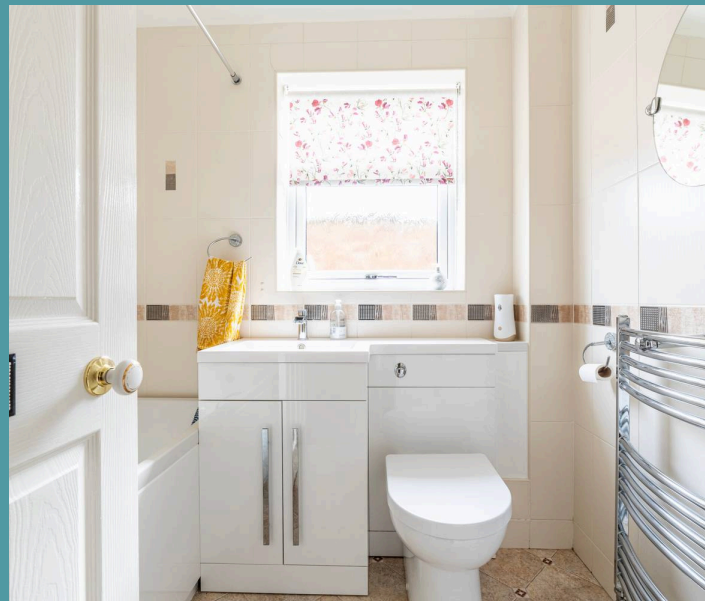
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

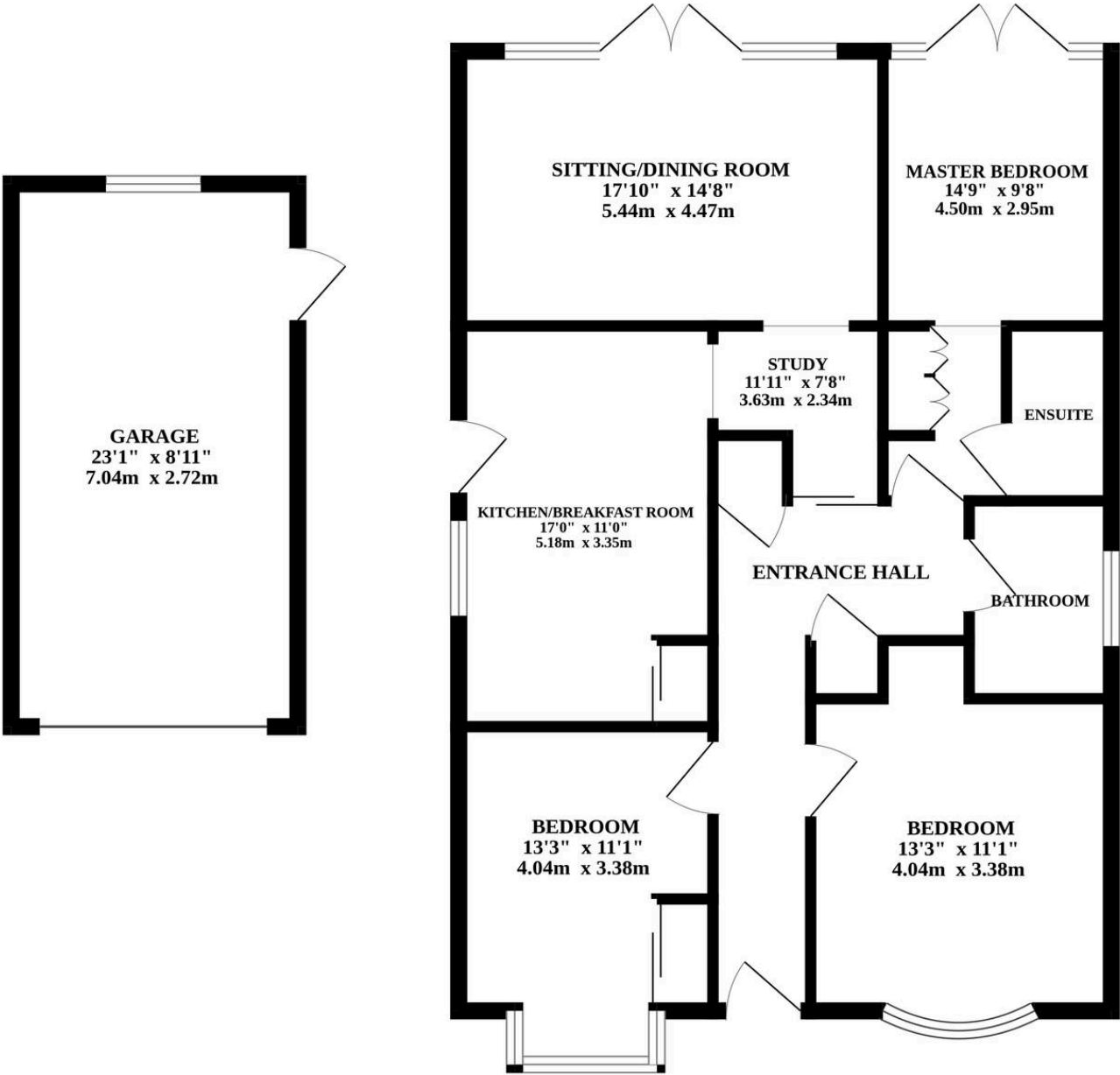
Council Tax Band: C

- Charming detached bungalow - substantial extension
- Suitable for someone looking to downsize
- Everything you need on a single floor
- Well-equipped kitchen/breakfast room to be able to cook your favourite meals
- Open-plan sitting/dining room - Filled with an abundance of natural light
- Three bedrooms, one private en-suite & a bathroom
- Large low maintenance garden - Fully enclosed for privacy
- Short drive to the beach
- Driveway providing off-road parking for all residents & a 23ft garage (stms)
- In close proximity to all local amenities and natural surroundings





GROUND 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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