



85 Beccles Road, Bradwell

£400,000 Freehold

We are pleased to offer this unique and versatile three/four-bedroom detached home, located in the heart of Bradwell, close to local shops, schools, and amenities. Previously a former police station and house, this property provides flexible living accommodation to suit a variety of needs. Set on an impressive plot of approximately 0.2 acres (subject to survey), there is also potential for a separate building plot, subject to planning approval. With a spacious garden, ample parking, and a desirable central location, this is an ideal family home.

Council Tax band: C

Tenure: Freehold

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The Location

Bradwell is a village located in the county of Norfolk, situated approximately 4 miles south of the town of Great Yarmouth. It is part of the Broadland district and lies within close proximity to the Norfolk Broads, a network of rivers and lakes popular for boating and outdoor activities.

The village itself is residential, with a mix of rural and suburban characteristics, and has a long history with notable landmarks, such as the Bradwell Windmill. Its location offers easy access to the coast with the North Sea just a short distance to



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Beccles Road

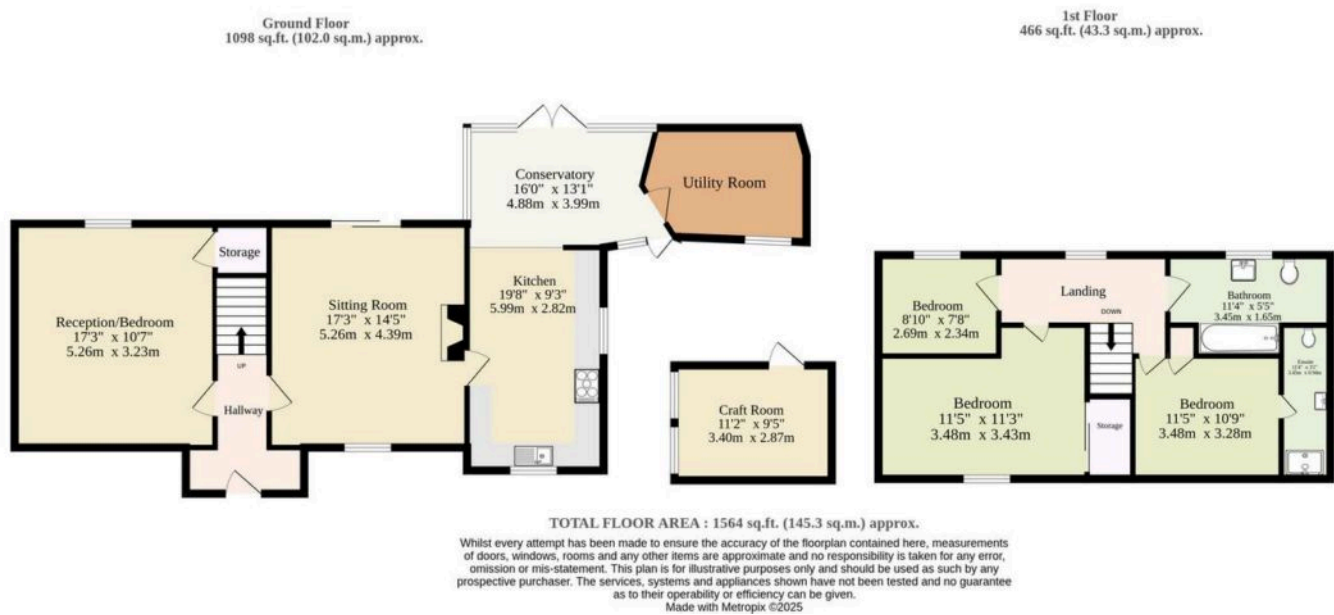
The accommodation begins with an inviting entrance hall leading to a large sitting room/bedroom four, offering a flexible space that can easily be adapted to suit your needs. The main living areas comprise a generous lounge, with sliding doors leading directly to the rear garden, and a spacious kitchen that opens into a light-filled conservatory.

The kitchen boasts a wide range of storage options, including pull-out racks, and is equipped with a double range oven, space for an American-style fridge freezer, and plumbing for a dishwasher. The conservatory provides a wonderful area to relax, with French doors opening to the rear garden, while the adjoining utility room offers ample storage and space for laundry appliances.

Upstairs, the landing leads to three comfortable bedrooms, with the principal bedroom benefiting from an en suite shower room. The family bathroom is equally well-presented, with a bath and separate shower cubicle, as well as a modern vanity unit. Bedrooms two and three offer flexibility, with bedroom two including a large wardrobe space, while bedroom three features a pleasant rear aspect.

Externally, the property offers a large front garden with conifer screening, a fish pond, and a welcoming pathway leading to the front door. The side courtyard patio garden provides additional outdoor living space, while a further gated area offers external





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