

## 145 Beccles Road, Bradwell

£210,000 Freehold

Renovated with modern living and retained character in mind, this two-bedroom cottage offers the ideal combination of contemporary updates and classic charm. The inviting sitting room, featuring a bay window, fills the space with natural light and warmth. The practical dining room, with its brick accents, and stylish kitchen provide functional spaces for both daily meals and entertaining. A modern shower room, along with a versatile conservatory, enhances the home's appeal, offering both practicality and comfort. Upstairs, two spacious double bedrooms provide peaceful settings, while the garden and parking spaces add convenience to this welcoming property.

Council Tax band: B

Tenure: Freehold



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### The Location

Beccles Road is located in the picturesque village of Bradwell, near Great Yarmouth, in the county of Norfolk. This residential area offers a peaceful and family-friendly environment, with proximity to essential amenities such as local shops, schools, and healthcare facilities. The property is well-connected by road, with easy access to the main road, providing convenient routes to Great Yarmouth, Lowestoft, and other



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Public transport services are also readily available, with regular bus routes linking Bradwell to surrounding areas. For leisure and recreation, residents can enjoy nearby parks, green spaces, and the scenic Norfolk Broads, which offer a variety of outdoor activities. Additionally, the coastal attractions of Great Yarmouth, including its famous beaches and seaside entertainment, are just a short drive away, making Beccles Road an ideal location.

### Beccles Road

This beautifully renovated two-bedroom cottage beautifully marries sleek updates with its storied past, creating a warm and inviting home. The entrance porch provides a practical space to hang outerwear while acting as a buffer to the main living area.

Step into the sitting room, where a stunning bay window floods the space with natural light. Fresh carpets add a plush touch underfoot, while the feature fireplace and two alcoves offer endless possibilities for personalisation—whether with shelving, family photos, or stylish built-in storage.

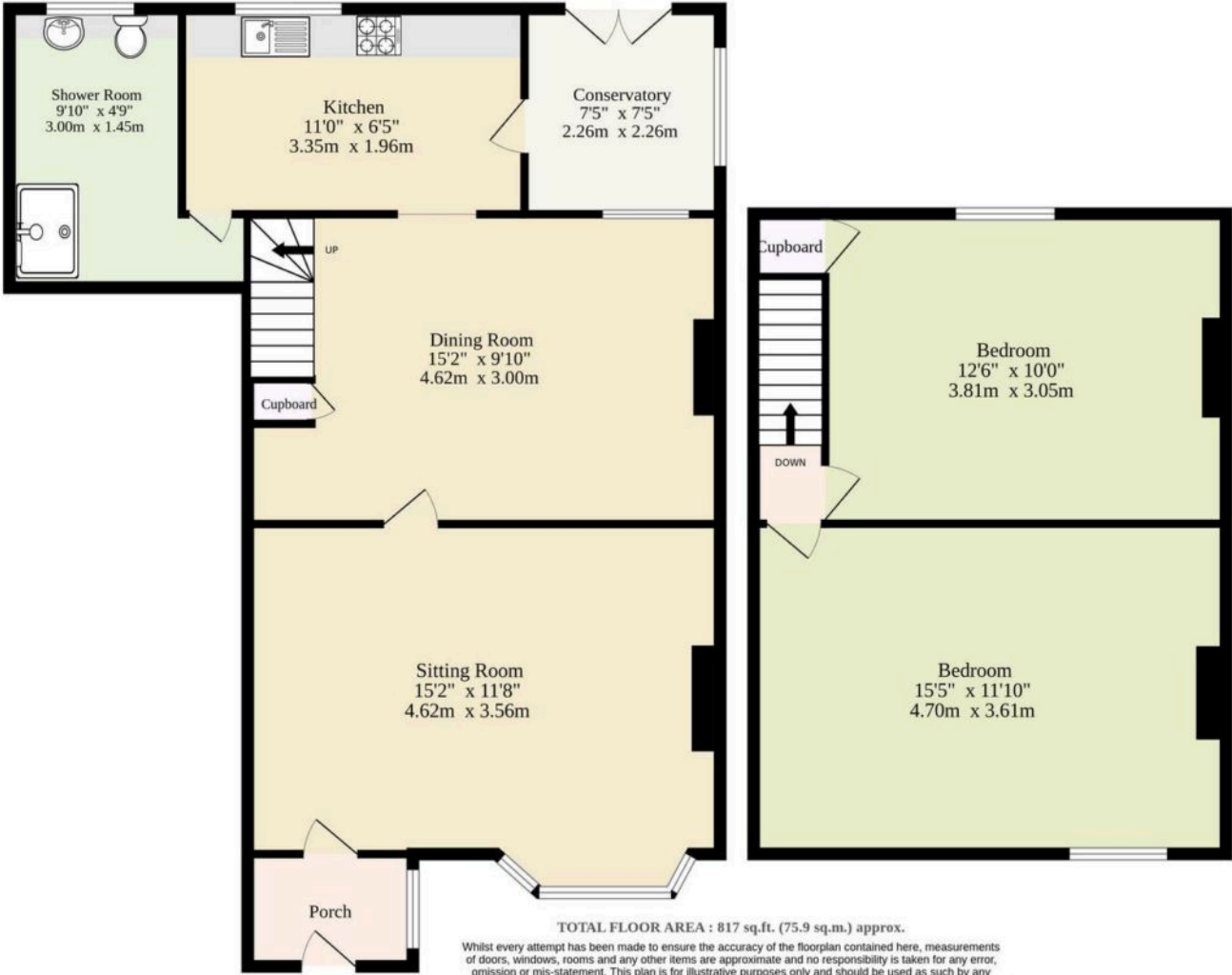
Leading into the dining room, the practical hard flooring ensures effortless maintenance, making it a perfect spot for daily meals and entertaining guests. A brick fireplace serves as a focal point, adding character and depth to the room.

The staircase, subtly positioned here, provides access to the upper level without disrupting the home's natural flow. The kitchen has been thoughtfully refitted with contemporary wood-look cabinetry, integrated appliances, a high-quality Neff oven and a sleek



Ground Floor  
511 sq.ft. (47.5 sq.m.) approx.

1st Floor  
306 sq.ft. (28.4 sq.m.) approx.



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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