



23 Holly Avenue, Bradwell

Guide Price £300,000 - £310,000

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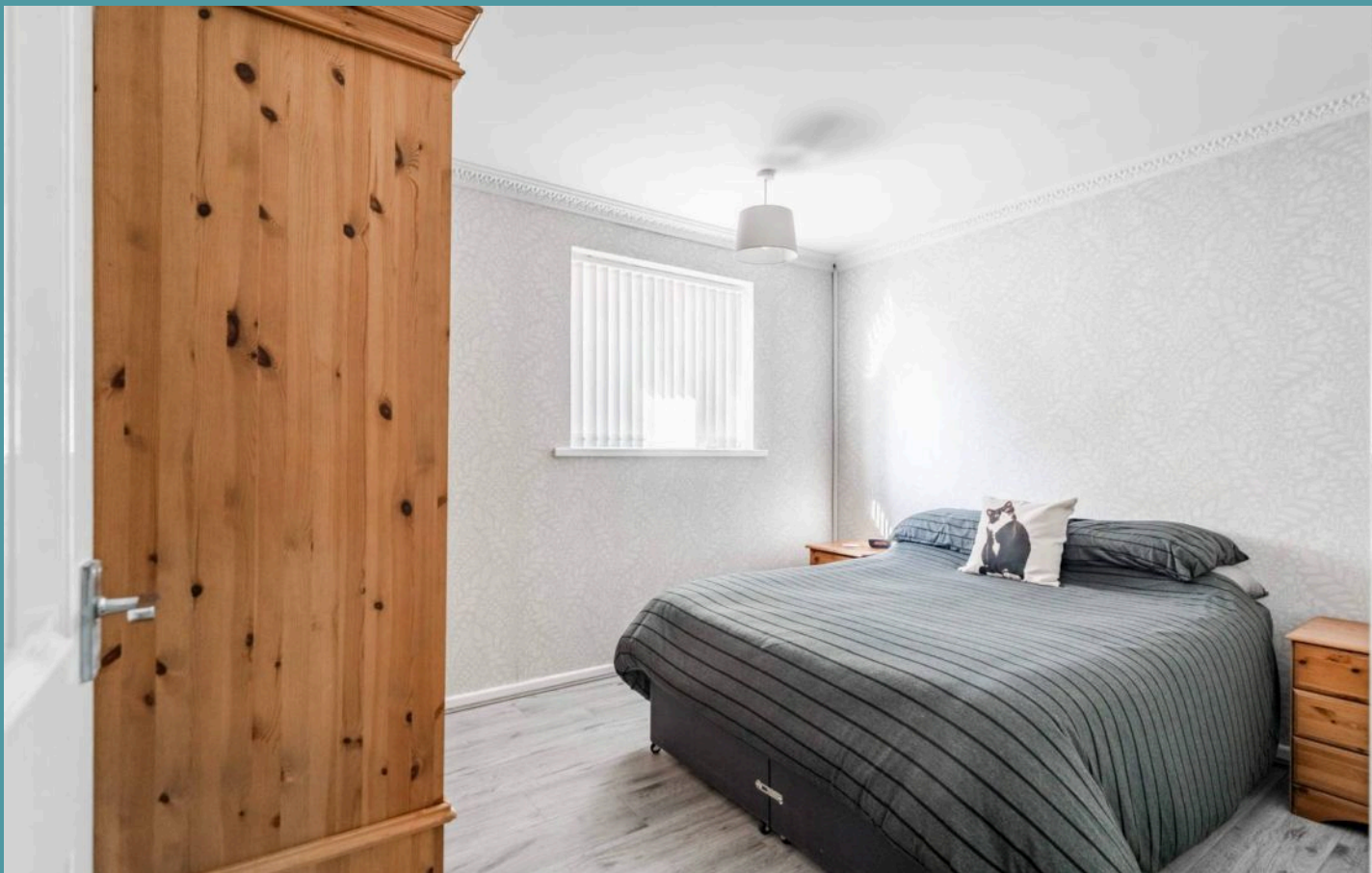
Bradwell, Great Yarmouth

Presenting to the market this charming detached bungalow, in the village of Bradwell, offering a perfect opportunity for those looking to downsize or if you require a single-level layout. Showcasing an open-plan living/dining room, a versatile sitting room, an equipped kitchen, two bedrooms and a bathroom. Externally, you will find a landscaped garden that is low maintenance, a large summerhouse, a driveway and a garage. Don't miss the chance to acquire this home and experience a lifestyle of comfort and ease.

Location

Bradwell is a village located in Norfolk, within the East of England region. It lies approximately 3 miles to the northeast of the coastal town of Great Yarmouth, situated near the River Yare. Bradwell offers a range of shops, schools, and healthcare facilities, making it ideal for families and professionals alike. The area enjoys easy access to the A47, providing excellent connections to Great Yarmouth, Lowestoft and Norwich for commuting. For outdoor enthusiasts, nearby Gorleston Beach and scenic parks provide leisure opportunities, while the area is well-served by public transport, with bus routes to surrounding towns and city centres.





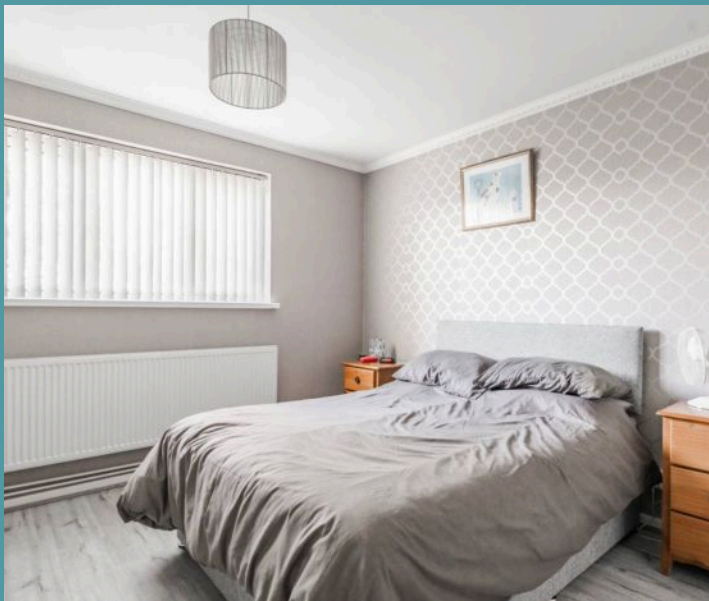
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Upon entering the bungalow, you are greeted by a welcoming entrance hall, allowing access into all rooms. The inviting open-plan living/dining room is filled with an abundance of natural light from the French doors, inviting relaxation and entertaining. A versatile sitting room offers the flexibility to serve as an additional bedroom for guests, a private study or a separate dining area. The kitchen is equipped with wall and base units, appliances and storage, to be able to cook your favourite meals.

Accommodation consists of two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom comprises of a modern three piece suite, accommodating all residents in the household.

Step outside to discover an enclosed landscaped garden that is both aesthetically pleasing and low maintenance, with a patio area for your outdoor seating arrangements. The focal point of the garden is a spacious summerhouse, ideal for hosting gatherings, pursuing hobbies, or simply enjoying the outdoors from the comfort of your own backyard. It is fully enclosed so you can enjoy in seclusion. A driveway provides ample off-road parking and a garage for storage options.





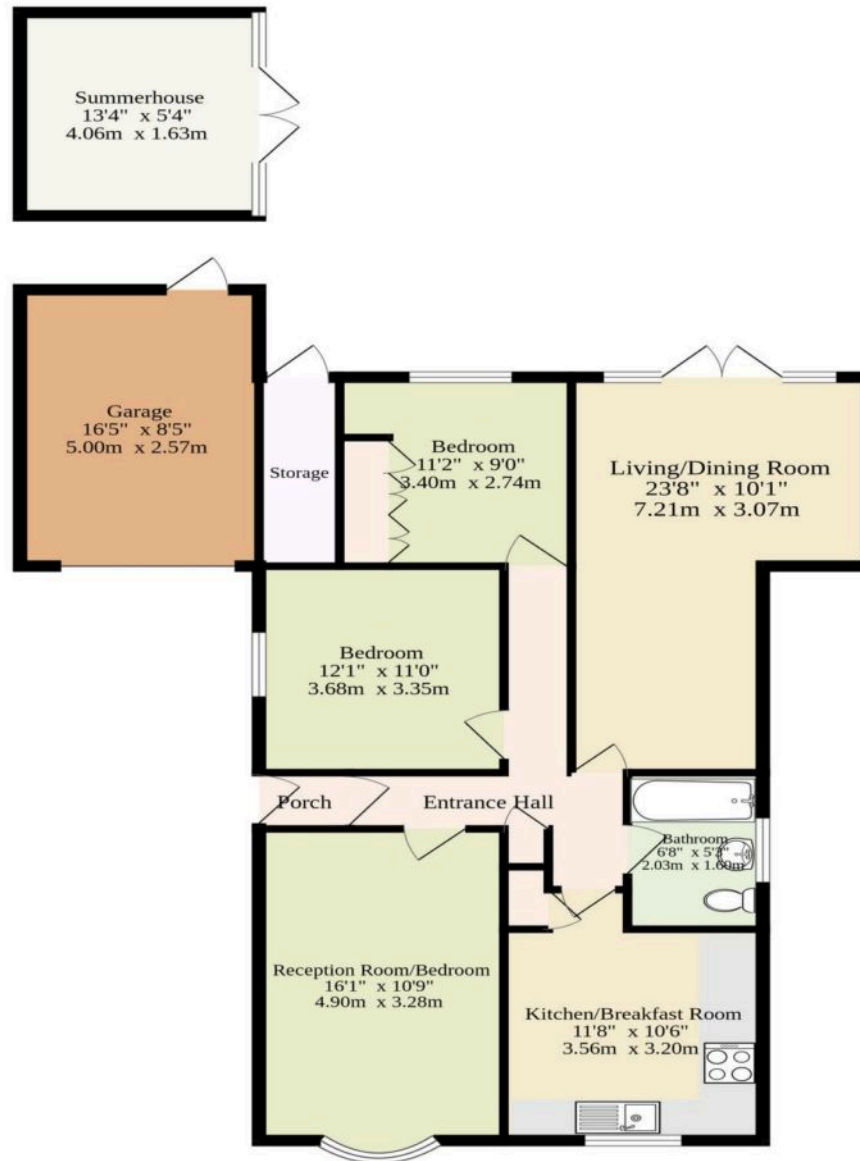
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Bradwell, Great Yarmouth

- Charming detached bungalow in the village of Bradwell
- Perfect opportunity for those looking to downsize or requires a single-level layout
- Open-plan living/dining room, inviting relaxation and entertaining
- Versatile sitting room, with the option to be a bedroom, study or guest room
- Kitchen equipped with wall and base units, appliances and storage
- Two double bedrooms and a bathroom
- Enclosed landscaped garden that is low maintenance and west-facing, complete with a large summerhouse
- Driveway providing ample off-road parking and a garage for storage options
- Close to local shops, transport links, healthcare facilities and a short drive to the coast



Ground Floor
943 sq.ft. (87.6 sq.m.) approx.



Sqft Includes The Garage And Summerhouse

TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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