

12 Alder Close, Bradwell - NR31 8PD

£230,000 Freehold

Situated in a peaceful cul-de-sac on a larger-than-average plot, this beautifully presented three-bedroom end-of-terrace home offers a spacious lounge and a bright conservatory/dining area, a modern fitted kitchen, and a contemporary family bathroom. The west-facing rear garden is fully enclosed and complemented by a generous front lawn, while off-road parking is provided by a driveway and garage. Thoughtfully designed throughout, this home is ideal for families or first-time buyers seeking comfort, style, and practicality in a quiet residential setting, with a wide range of local amenities and schools nearby.

Location

Alder Close is located in the sought-after village of Bradwell, a well-connected residential area offering a wide selection of local amenities. Residents can enjoy convenient access to shops, supermarkets, schools, and healthcare services, all just a short distance away. The area is well served by transport links, providing easy routes to Gorleston, Great Yarmouth, and the A47 for wider travel. With nearby parks, leisure facilities, and the Norfolk coastline within easy reach, Bradwell continues to be a popular choice for families and professionals.

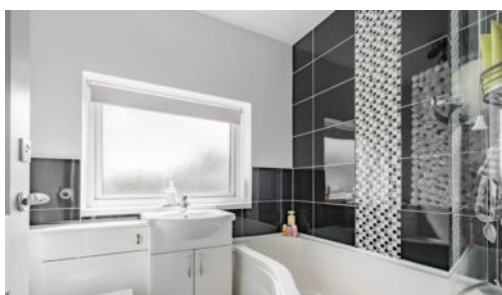


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central heating and Combi Boiler

Council Tax Band- B



Alder Close, Bradwell

Upon entering through the porch, a bright hallway welcomes you with a convenient storage cupboard and characterful wallpaper, setting the tone for the rest of the property.

From here, head into the modern fitted kitchen, complete with sleek white built-in cupboards, wood-effect countertops, an electric oven and hob with an extractor fan, and plumbing for both a washing machine and dishwasher — all thoughtfully arranged to offer both functionality and a clean, contemporary finish.

Continue through to the generously sized lounge — a bright and spacious area perfect for relaxation or entertaining, featuring ample room for comfortable seating and natural light that fills the space. A built-in storage cupboard adds a practical touch, while the layout allows for flexibility in how the room is used.

A door leads you into the airy conservatory/dining space, beautifully extending the living area and creating the ideal setting for family meals or quiet mornings, with French doors that open out to the rear garden for seamless indoor-outdoor living.

Upstairs, a storage cupboard on the landing provides additional convenience, while the three well-proportioned bedrooms offer comfortable living spaces. The master bedroom stands out with its built-in wardrobes featuring sliding doors for added storage.

Completing this floor is a contemporary family bathroom featuring a panelled P-shaped bath and stylish tiled walls.

Additionally, the property benefits from double glazing throughout, enhancing comfort and energy efficiency.

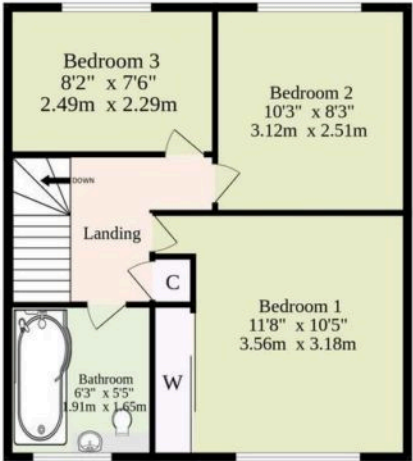
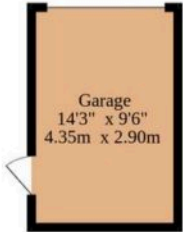
Situated on a larger-than-average plot thanks to its end terrace position, this home enjoys generous and versatile outdoor space ideal for both relaxation and entertaining. The west-facing rear garden is fully enclosed and features a patio area perfect for outdoor seating, a well-maintained lawn, a handy storage shed, and access to both the garage and rear gate. To the front, a spacious enclosed lawn enhances kerb appeal, while also offering additional space for planting or enjoying a quiet moment outdoors.

Off-road parking is provided by a driveway and garage at the rear of the property, ensuring convenience for residents and visitors alike.



Ground Floor
648 sq.ft. (60.2 sq.m.) approx.

1st Floor
378 sq.ft. (35.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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