

## 9 Primrose Way, Bradwell - NR31 8RN

£210,000 - £220,000 Freehold

Welcome to this inviting two-bedroom end-terrace bungalow, located in the popular and well-established area of Bradwell. Offered chain-free, this property presents a rare opportunity for those seeking a comfortable and well-arranged living space. The bungalow features a spacious lounge with a charming fireplace, a fitted kitchen, and a separate lean-to/utility area. With two well-appointed bedrooms, a bright conservatory, and an enclosed rear garden with a paved patio area, this home is sure to appeal to a variety of potential buyers. The property also benefits from off-road parking and a garage. Set in a practical and appealing location, it's perfect for families, professionals, and retirees alike.

## Location

Primrose Way is set in the popular and well-established area of Bradwell, offering convenient access to a range of local amenities including schools, shops, supermarkets, and healthcare facilities. The area is well-connected by public transport and just a short drive from Gorleston's stunning beach and bustling High Street. With nearby parks, leisure centres, and walking routes, it's a practical and appealing location for families, professionals, and retirees alike. Bradwell also benefits from a strong sense of community, with local events and activities throughout the year, making it a welcoming place to call home.

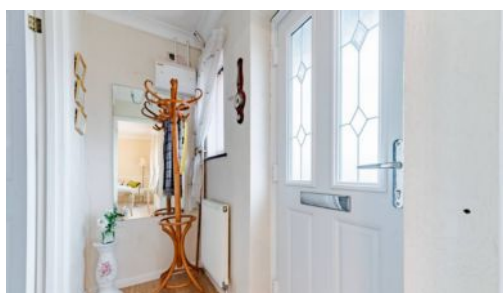


## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



### Primrose Way, Bradwell

Upon entering through the welcoming entrance hall, one is greeted by the spacious and light-filled lounge, boasting a charming fireplace with a gas fire, perfect for cosy evenings indoors.

Step through from the lounge into the fitted kitchen, which features white cupboards, ample counter space, a freestanding Hotpoint oven with light and extractor, and a tiled backsplash and flooring for both style and practicality. The kitchen also offers space and plumbing for a dishwasher, with access leading to the rear lobby

The property also boasts a lovely conservatory, ideal for basking in natural light. Bright and airy, it features tiled floors and offers easy access to the outdoors through a convenient door, perfect for enjoying the sunshine or relaxing in a peaceful setting.

Additionally, a separate Lean To/Utility area provides added functionality, complete with wall units, worktop space, plumbing for a washing machine, and access to the rear garden.

Two well-appointed bedrooms await, one featuring a ceiling fan and the other offering versatile space that could easily be used as a second reception room to suit individual needs.

The bathroom includes a shower cubicle with Triton shower fittings and partially tiled walls, offering a functional and practical space.

Double glazing throughout the property provides added insulation and noise reduction.

Stepping outside, the enclosed rear garden showcases a paved patio area for outdoor entertaining and relaxation, offering a low-maintenance and private setting to enjoy. The garden is designed for ease of care, providing ample space for seating, gardening, or simply unwinding in privacy.

The front of the property boasts a brickweave driveway with additional shingled parking space leading to a garage, complete with up-and-over door, light, power, ample storage options, and a door providing access to the rear garden for added convenience.



**Ground Floor**  
**1289 sq.ft. (119.7 sq.m.) approx.**



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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