



## 31 Chestnut Avenue, Bradwell - NR31 8PL

£240,000 Freehold

Offering both comfort and convenience, this extended two-bedroom semi-detached chalet bungalow is ideally suited to a variety of lifestyles, with the added benefit of a versatile upstairs space currently used as a nursery, offering potential as a possible third bedroom or study. Bay-fronted and well-presented throughout, the property boasts a modern fitted kitchen, a generous lounge/diner with fireplace, a spacious master bedroom with en-suite and walk-in wardrobe, and a contemporary family shower room. The enclosed rear garden has been designed for low maintenance, while a long driveway and detached garage provide ample off-road parking. The home enjoys a prime location close to supermarkets, healthcare facilities, schools, and just a short drive from Gorleston beach for coastal walks and leisure.



## Location

Chestnut Avenue enjoys a convenient setting within the popular Bradwell area, offering a well-connected lifestyle close to both Great Yarmouth and Gorleston. Residents benefit from easy access to a range of amenities, including supermarkets, healthcare facilities, and well-regarded local schools. Gorleston beach is just a short drive away, providing a scenic coastal escape, while nearby parks and green spaces offer opportunities for leisure and outdoor activities. The area also boasts a strong sense of community and a choice of local pubs, cafés, and leisure centres. With regular bus routes and swift access to the A47, the location is ideal for commuters and families alike.

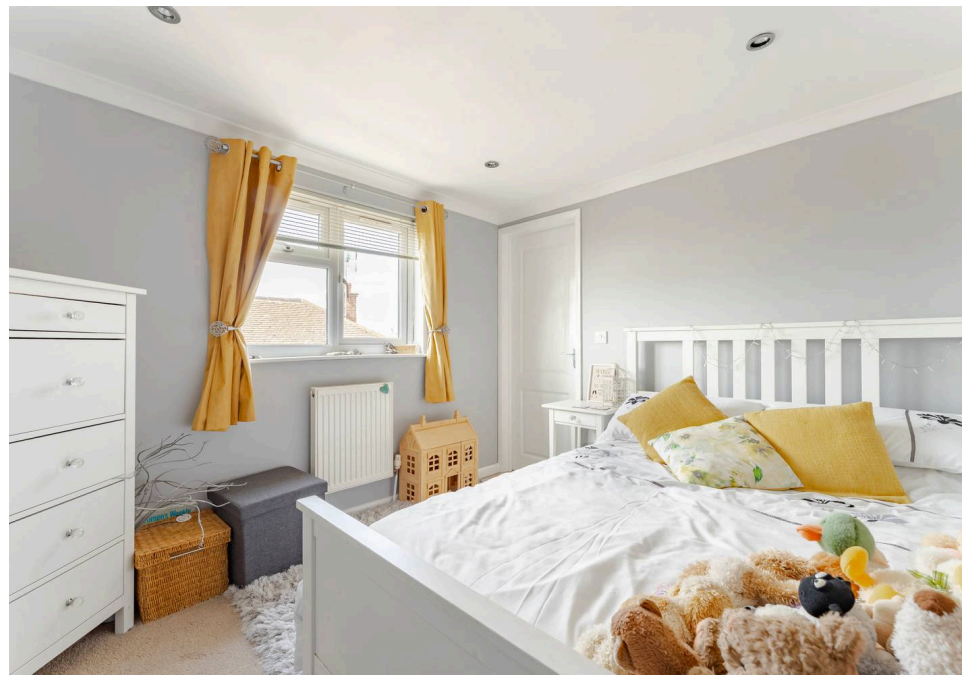
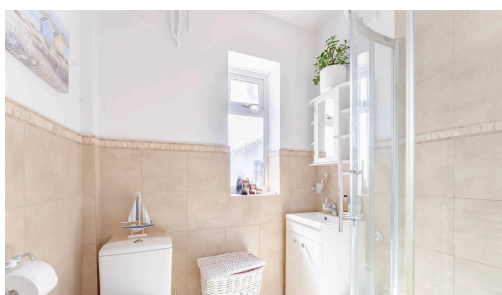


## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B





## Chestnut Avenue, Bradwell

Step into the welcoming entrance hall of this thoughtfully laid-out home and begin your journey through a property that has been designed with everyday comfort and style in mind. The hallway opens into a well-appointed kitchen, featuring sleek gloss units paired with solid wood worktops and a stylish tiled splashback. A one-and-a-half bowl single drainer sink with mixer tap is set into the worktop. Wall-mounted cupboards include subtle underlighting, and a matching tall cupboard adds further storage. There's a built-in fan-assisted double oven and grill, an integrated dishwasher, and utility space beneath the worktop with plumbing for a washing machine. The room also provides space for an American-style fridge/freezer. Wood-effect flooring runs throughout, and a door provides access to the outside.

From the kitchen, make your way through to the spacious lounge/diner, a bright and inviting living area filled with natural light. This generous room features a fireplace, soft carpet flooring, and stylish wallpaper that adds a touch of elegance. There's ample room for both relaxing and entertaining, and a built-in under-stairs storage cupboard helps keep the space clutter-free.

Also on the ground floor is a comfortable double bedroom, complete with a bay window and carpet flooring, providing a warm and welcoming atmosphere. Completing this level is the contemporary family shower room, fitted with a glass shower cubicle, white WC, and wash basin with cupboard storage beneath. Tiled flooring and part-tiled walls lend a clean, modern finish, while a chrome towel radiator and loft access hatch add extra convenience.

Upstairs, a versatile space currently used as a nursery offers the potential to serve as a third bedroom, study, or hobby room, depending on your needs. This leads through to the main bedroom, a spacious and light-filled area with its own walk-in wardrobe. The en-suite shower room includes a corner shower cubicle with thermostatic mixer shower, a wash basin with cupboard below, WC, chrome towel radiator, extractor fan, and tasteful tiling throughout, completed with wood-effect flooring and inset ceiling spotlights.

The home is fully double glazed, enhancing energy efficiency and comfort throughout the seasons.

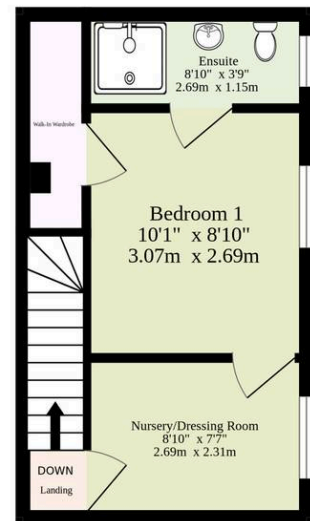
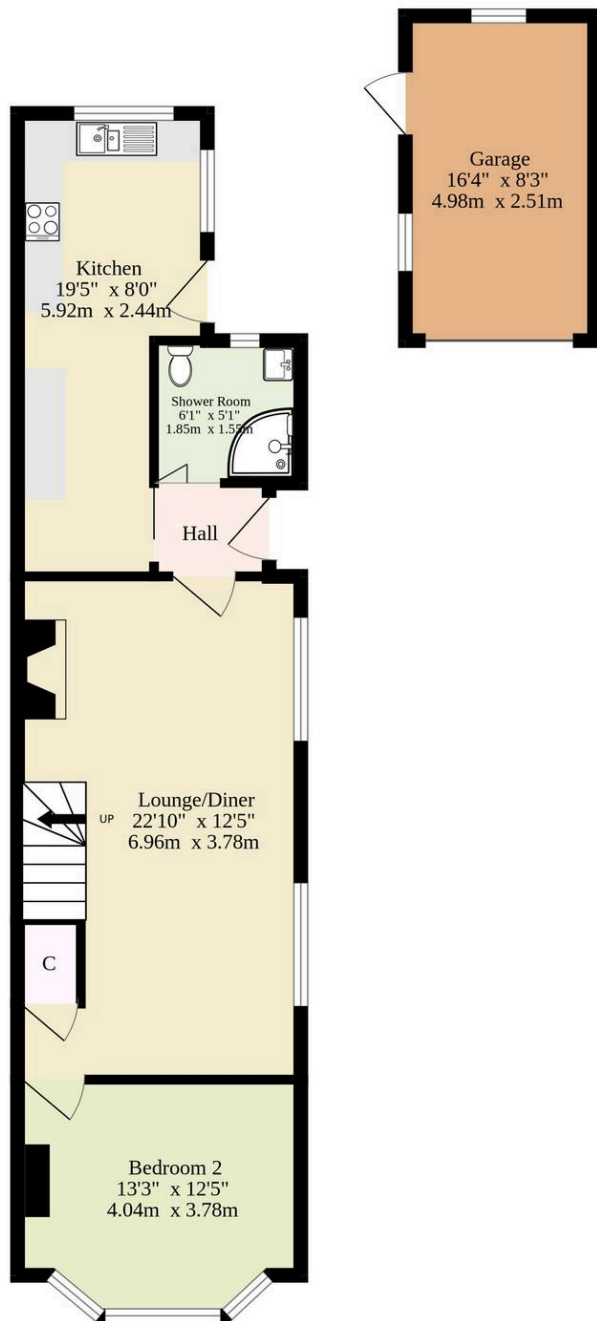
Outside, the rear garden has been attractively landscaped for ease of upkeep, featuring artificial lawn framed by flower and shrub borders, a shingled section, and a paved pathway leading to a patio area set against the rear boundary. An external cold water tap adds practicality, and the space offers a pleasant spot for outdoor dining or relaxation.

To the front, a low-maintenance garden mirrors the style of the rear, while a private driveway leads to a detached sectional concrete garage, equipped with light and power, double doors, side window, and access door – ideal for storage, workshop use, or secure parking.



Ground Floor  
775 sq.ft. (72.0 sq.m.) approx.

1st Floor  
461 sq.ft. (42.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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