



3 Arches Court Beccles Road, Bradwell
Great Yarmouth

Minors & Brady



3 Arches Court Beccles Road

Bradwell, Great Yarmouth

From the moment you arrive, this detached three-bedroom home is offered with no onward chain and stands out for its quality, space, and thoughtful design, providing a high standard of finish and a layout that works effortlessly for modern living. Bright reception areas flow across the ground floor, incorporating a generous family room, a stylish lounge, and a snug that connects naturally with the kitchen, while the kitchen itself provides space for dining and is supported by a separate utility room. Outside, low-maintenance gardens include an enclosed rear area with artificial grass and patio seating, an enclosed front garden with hedge borders, and a brickweave driveway positioned to the rear, with solar panels helping to reduce energy costs. Located in the popular village of Bradwell, a well-connected area offering a strong range of local amenities, including shops, supermarkets, schools, and healthcare services, this home presents a straightforward and appealing opportunity.

Location

Arches Court is located along Beccles Road in the popular village of Bradwell, a well-connected area offering a strong range of local amenities, including shops, supermarkets, schools, and healthcare services. The nearby town of Great Yarmouth is easily accessible, providing further retail options, leisure facilities, and a mainline railway station with links to Norwich. The area benefits from good road connections via the A143 and A47, making it convenient for commuting to surrounding towns and villages, while the Norfolk Broads and coastline are both within easy reach for outdoor activities and scenic walks. Regular public transport services run along Beccles Road, offering practical connections across the local area.





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Bradwell, Great Yarmouth

Beccles Road, Bradwell

Stepping inside, the home immediately feels bright and welcoming, with the entrance hallway setting the tone for the rest of the property. Finished with wood-effect laminate flooring, this space benefits from built-in storage cupboards, including a useful under-stairs cupboard. A contemporary WC is positioned off the hallway, finished to a modern standard and adds everyday practicality.

The kitchen sits centrally within the layout and offers generous room for dining, creating a natural gathering point within the home. Modern wall and base units are paired with complementary work surfaces, a ceramic sink and drainer, an electric oven and hob with cooker hood, and an integrated dishwasher. Flooring continues seamlessly underfoot, while inset ceiling lighting is used throughout the ground floor, and good natural light enhances the clean, modern finish. A door leads through to the utility room, which provides additional storage, further work surfaces, plumbing for a washing machine, space for a tumble dryer, and direct access outside.

Beyond the utility, a snug area offers flexible everyday living space and continues the same flooring as the kitchen, reinforcing a sense of cohesion through this part of the home. Adjacent to this, the family room is very generously sized, filled with natural light and finished with striking gloss marble effect tiling. Inset ceiling lighting and underfloor heating enhance comfort and usability, while a door opening towards the driveway provides an alternative access point and further flexibility.

Completing the ground floor is the main lounge, a spacious anlight-filled room finished with wood-effect flooring and enhanced by wall panelling that adds character without overpowering the space. An electric fireplace forms a strong focal point, while French doors open directly onto the rear garden, allowing light to flow through and creating an easy connection to the outside.

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Upstairs, the landing benefits from a built-in storage cupboard and access to the loft. Accommodation includes three bedrooms, with two well-proportioned double bedrooms and a further versatile bedroom suitable for a range of uses. The main bedroom benefits from a contemporary en suite shower room fitted with a shower cubicle, wash hand basin, WC, partly tiled walls, laminate flooring, heated towel rail, extractor fan, and inset ceiling lighting.

The remaining bedrooms are served by a contemporary family bathroom fitted with a bath with mixer taps, a wash hand basin set within a vanity unit, a WC, extractor fan, tiled flooring, and part tiled walls.

Outside, the property features an enclosed rear garden laid with artificial grass, providing a low-maintenance outdoor space, with patio seating areas positioned within the enclosed rear area. To the front, an enclosed garden with planted hedge borders creates a defined approach to the home. A brickweave driveway sits to the rear and provides parking. The home also benefits from solar panels, helping to reduce energy bills.

Agents notes

Sold freehold, connected to all main services

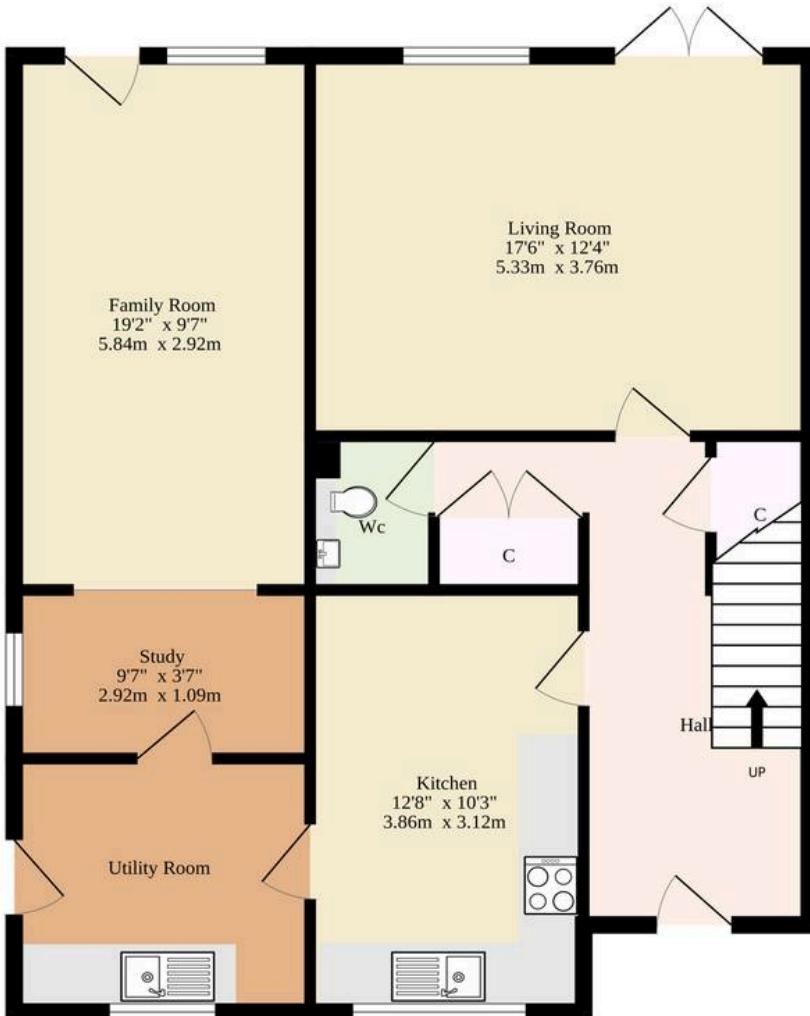
Gas Central Heating

Council Tax Band- C

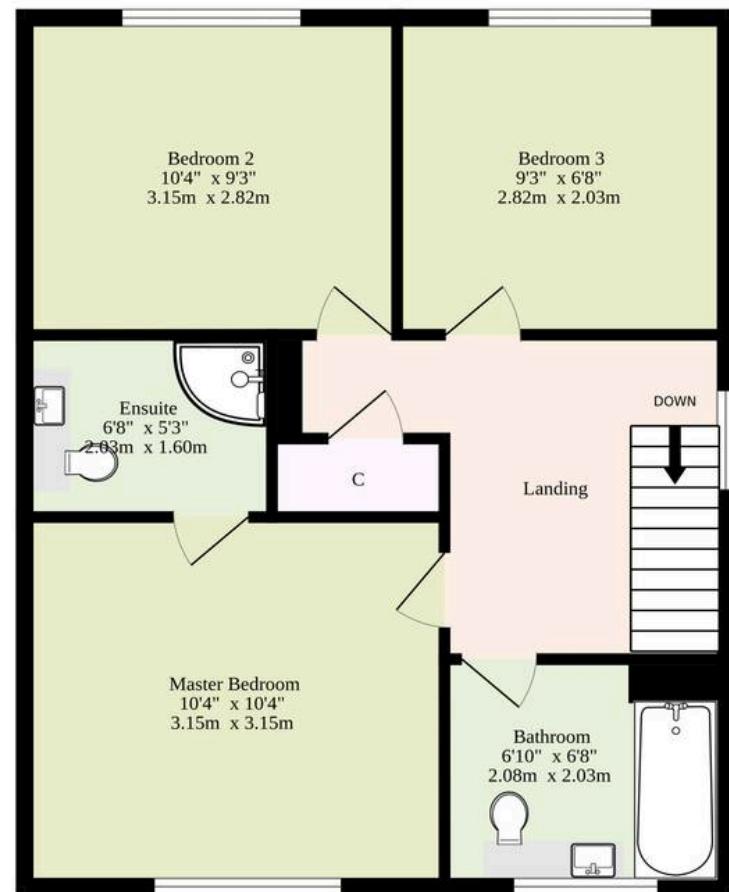


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Ground Floor
803 sq.ft. (74.6 sq.m.) approx.



1st Floor
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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Dreaming of this home? Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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