



6 Briar Avenue, Bradwell

Guide Price £325,000 - £350,000

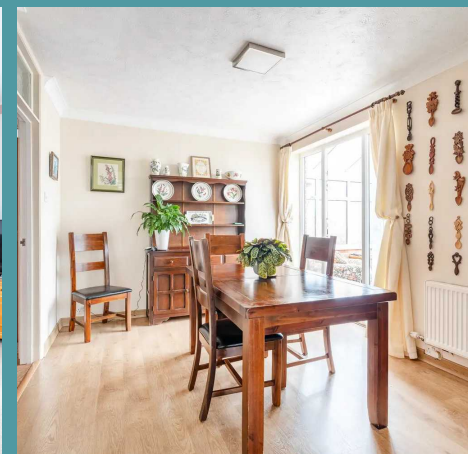
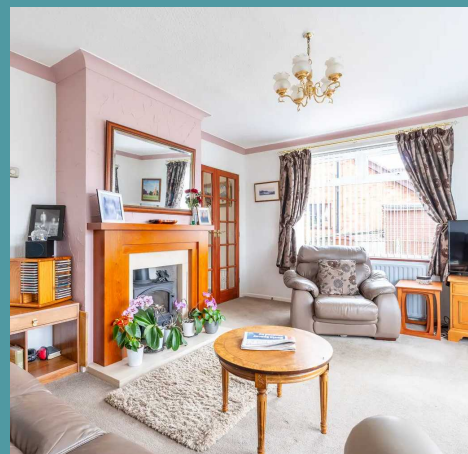
6 Briar Avenue

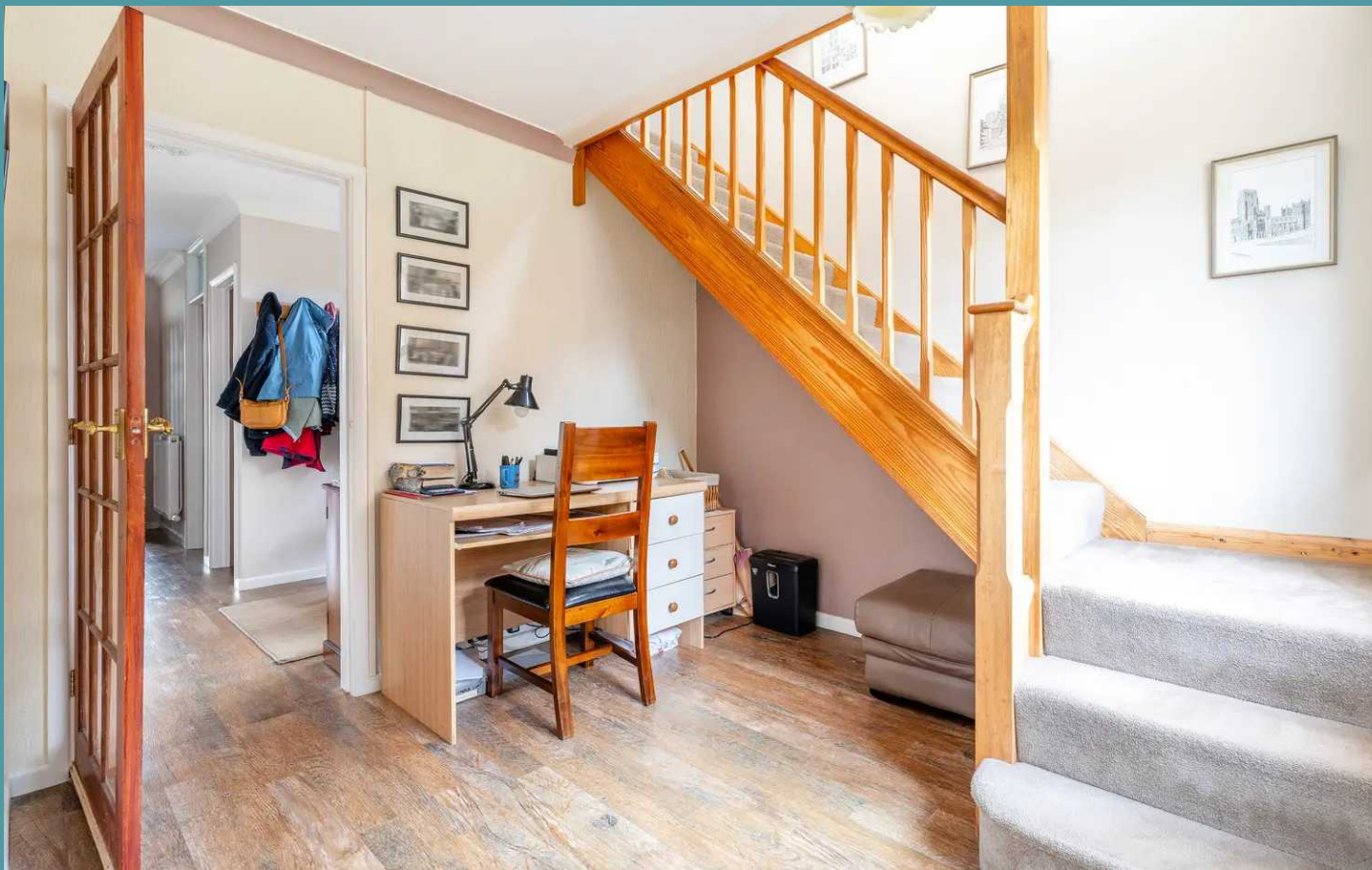
Bradwell, Great Yarmouth

This beautiful detached chalet presents a unique opportunity to embrace a lifestyle of comfort and convenience. Sitting in the quiet residential area of Bradwell, in close proximity to all local amenities and natural surroundings. Its accomodation consists of four reception rooms, four bedrooms, a bathroom and a shower room, with well-maintained gardens. Don't miss the opportunity to own an incredible residence in a desirable location.

LOCATION

Briar Avenue in Bradwell and its surrounding areas offer a charming, friendly neighbourhood with a strong sense of community. The town boasts a rich history, vibrant arts and culture scene, and abundant amenities for residents to enjoy. Nature lovers can explore parks and trails, while shopping, dining, and entertainment options cater to diverse interests. Excellent educational facilities and healthcare services add to the area's appeal. Overall, Briar Avenue provides a fulfilling lifestyle, combining modern comforts with a warm and welcoming atmosphere.





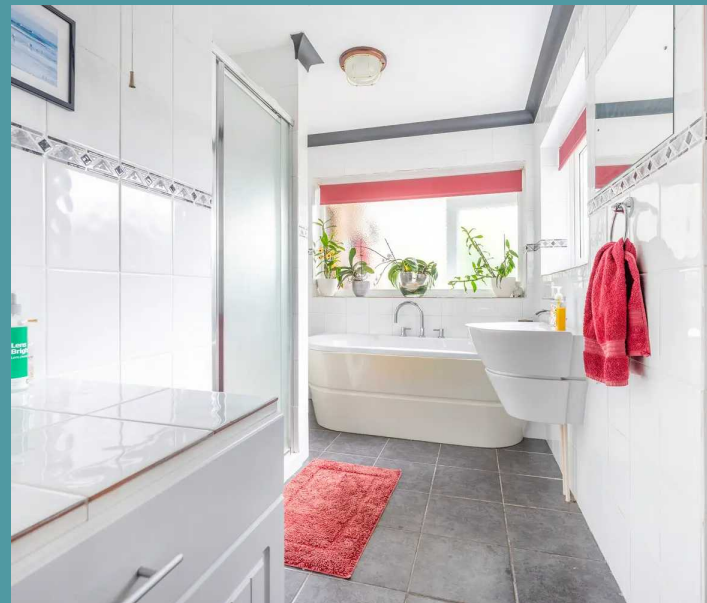
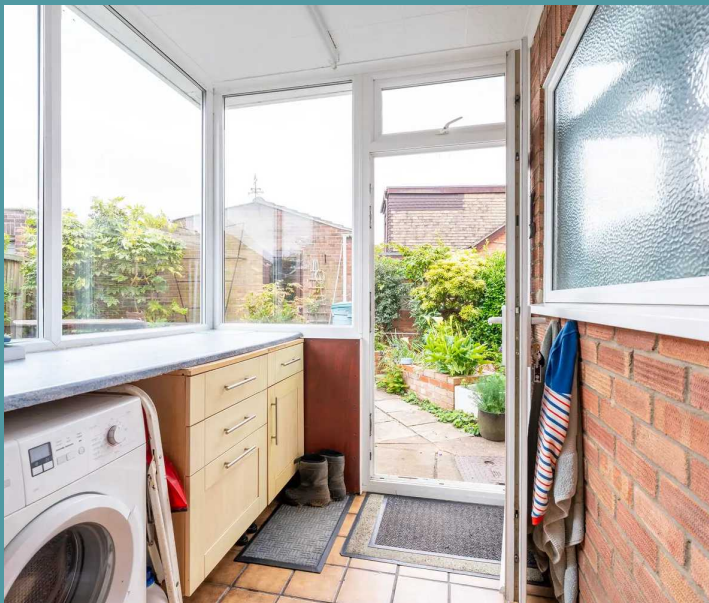
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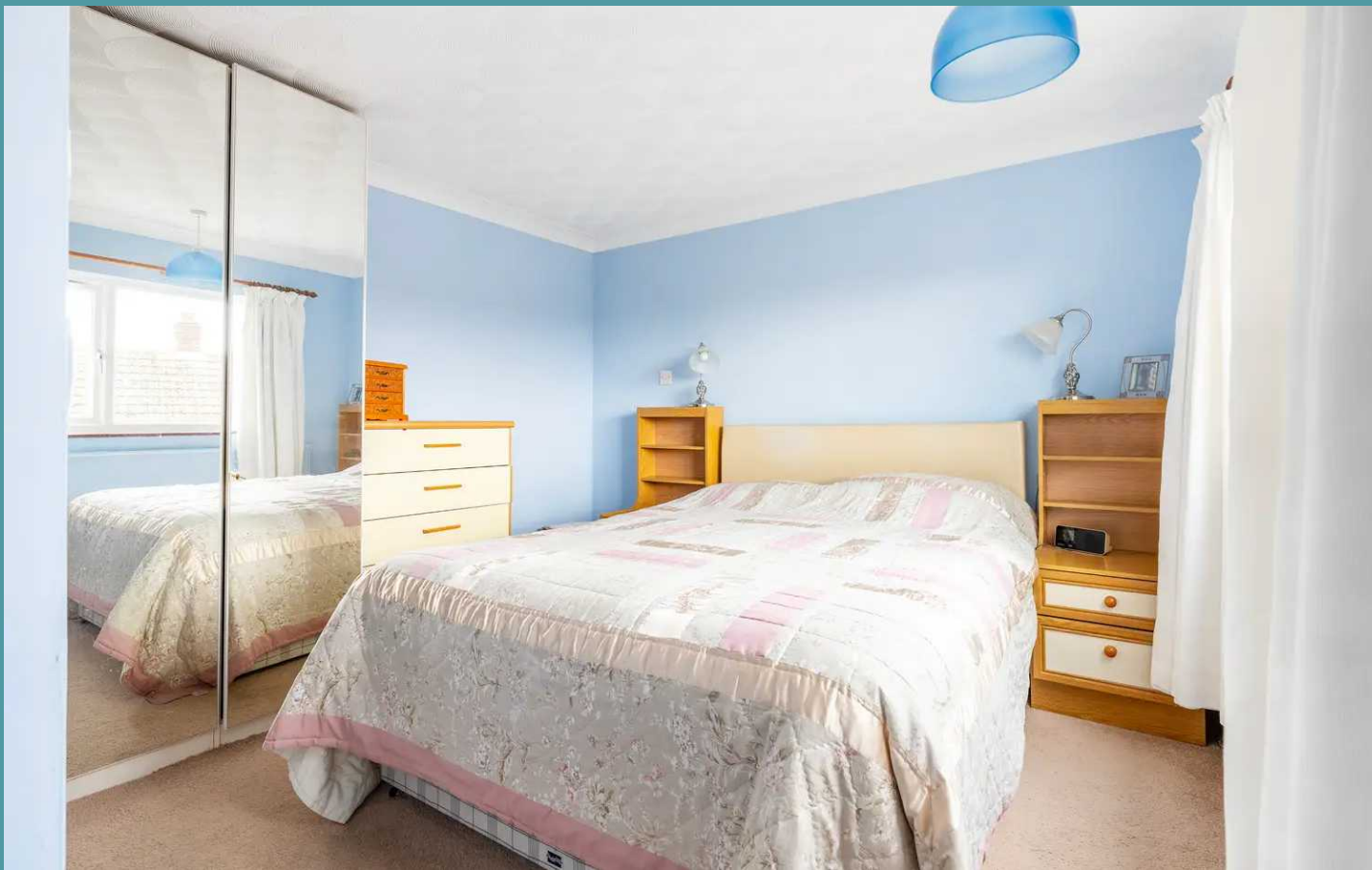
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Upon arrival is a delightful first impression to detached residence, which continues to impress throughout. The paved driveway provides off-road parking for all family members and visitors, whilst the garage offers additional secure parking or storage space.

Step inside where you are instantly greeted by a bright and welcoming entrance hall. Positioned at the front of the property is a versatile study, perfect for someone looking to work from home. Connecting to the sitting room, immediately capturing your attention with its warm ambiance, accentuated by a charming log burner. This is where you can showcase your most comfortable furniture and decorative pieces.

At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting gatherings and everyday living. It is well-equipped with fitted units and appliances to be able to cook your favourite meals. Complimented by a boot room, suitable for your additional storage space and laundry essentials. The presence of a conservatory offers panoramic garden views, allowing you to enjoy the outdoors within the comfort of your home.





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The residence further impresses with four bedrooms, each meticulously appointed to ensure rest and rejuvenation. Two of the bedrooms is positioned on the ground floor, ensuring easy access and versatility. A ground floor bathroom and upstairs shower room accommodate all residents and visitors.

Towards the rear is a well-maintained wrap-around garden, offering endless possibilities for outdoor activities and enjoyment. It creates ample space tailored to individual preferences, including gardening and outdoor relaxation. Featuring a greenhouse and two wooden storage sheds for your gardening equipment and tools. Overall, this garden is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating

Council Tax Band: C

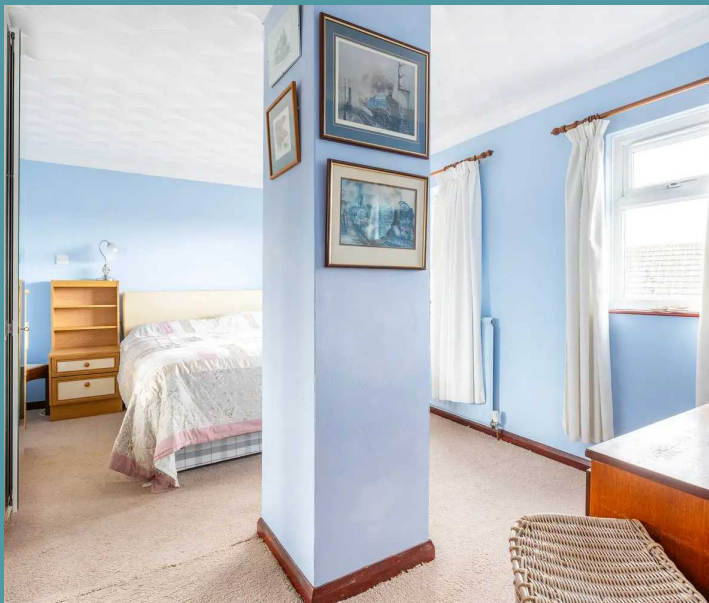




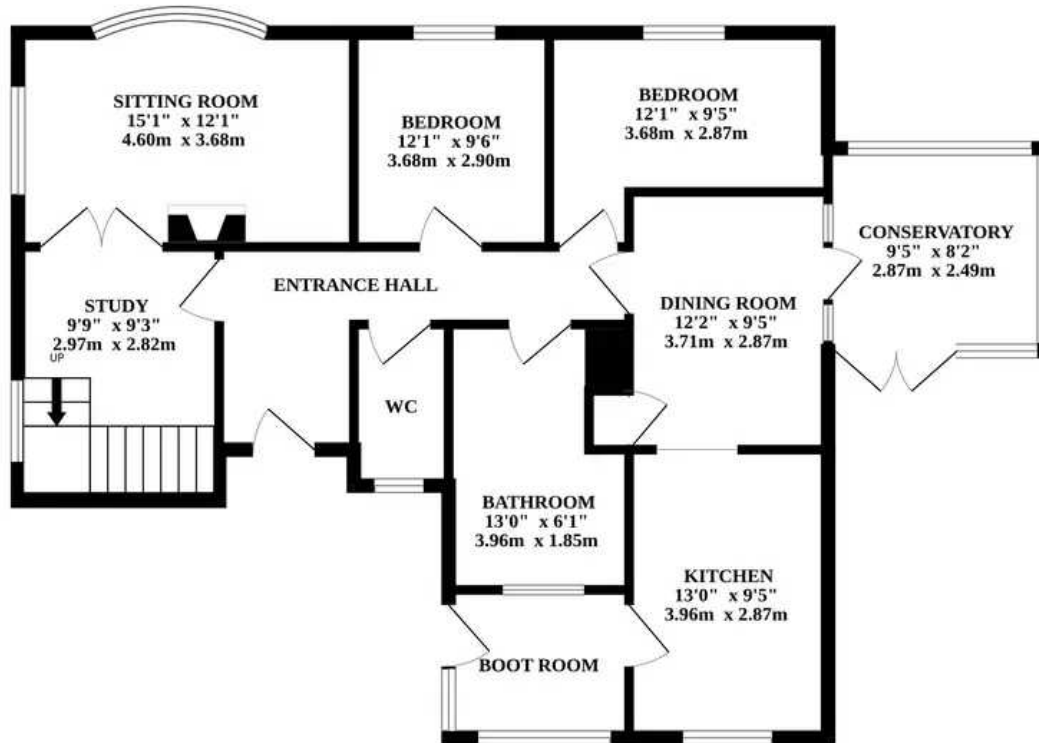
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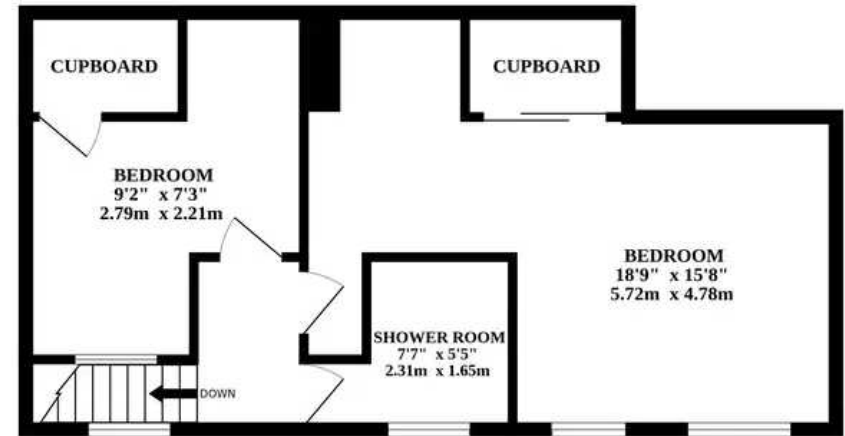
- INCREDIBLE DETACHED CHALET
- QUIET RESIDENTIAL AREA
- WELL-EQUIPPED KITCHEN/DINING ROOM
- BOOT ROOM
- CONSERVATORY OFFERING GARDEN
VIEWS
- COMFORTABLE SITTING ROOM - FILLED
WITH AN ABUNDANCE OF NATURAL
LIGHT
- VERSATILE STUDY - PERFECT FOR
SOMEONE LOOKING TO WORK FROM
HOME
- FOUR BEDROOMS, A BATHROOM &
SHOWER ROOM
- WELL-MAINTAINED GARDENS
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL
AMENITIES AND NATURAL
SURROUNDINGS



GROUND FLOOR



1ST FLOOR



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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