



23 Ellis Drive, Bradwell

Minors & Brady



23 Ellis Drive

Bradwell, Great Yarmouth

Chain-free, stylish and ready to move straight into, this modern two-bedroom home is ideal for first-time buyers and investors alike. Situated within a popular residential development, the property offers bright and well-presented accommodation throughout. A spacious sitting room leads to a contemporary kitchen/dining room with direct access to the rear garden, creating an ideal space for everyday living and entertaining. Upstairs, two generous double bedrooms are complemented by a modern family bathroom. Further benefits include a private enclosed garden and two allocated off-road parking spaces.

- Chain-free sale
- Modern two-bedroom home
- Two well-proportioned double bedrooms
- Bright and spacious sitting room
- Contemporary kitchen/dining room
- Modern family bathroom
- Fully enclosed rear garden
- Patio area and lawn, ideal for outdoor entertaining
- Two allocated off-road parking spaces
- Ideal first-time purchase, investment or downsizing opportunity







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Situated within a popular modern development, this beautifully presented two-bedroom home offers stylish, move-in-ready accommodation, making it an excellent choice for first-time buyers, downsizers or investors alike. Offered to the market chain free, the property combines contemporary living with practical everyday comforts.

Upon entering, you are welcomed by an entrance hall leading through to a bright and spacious sitting room. Designed with both relaxation and entertaining in mind, this inviting living space benefits from useful built-in storage and an abundance of natural light, creating a warm and welcoming atmosphere.

To the rear of the property, the modern kitchen/dining room serves as the heart of the home. Fitted with a range of contemporary units and generous worktop space, the kitchen provides excellent storage and room for additional appliances. The dining area enjoys direct access to the garden through glazed doors, seamlessly connecting indoor and outdoor living.

The first floor accommodates two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobe storage, whilst the second bedroom offers versatile space suitable for guests, home working or growing families. A modern family bathroom completes the internal accommodation, featuring a contemporary suite with shower over the bath.



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Outside, the fully enclosed rear garden is designed for easy enjoyment, comprising a lawned area alongside a patio, perfect for outdoor dining and summer entertaining. A useful shed provides additional storage.

Further benefits include gas central heating, double glazing and two allocated off-road parking spaces, enhancing both convenience and practicality. Combining modern finishes, spacious accommodation and a chain-free position, this attractive home presents a fantastic opportunity to step straight into homeownership with minimal fuss.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

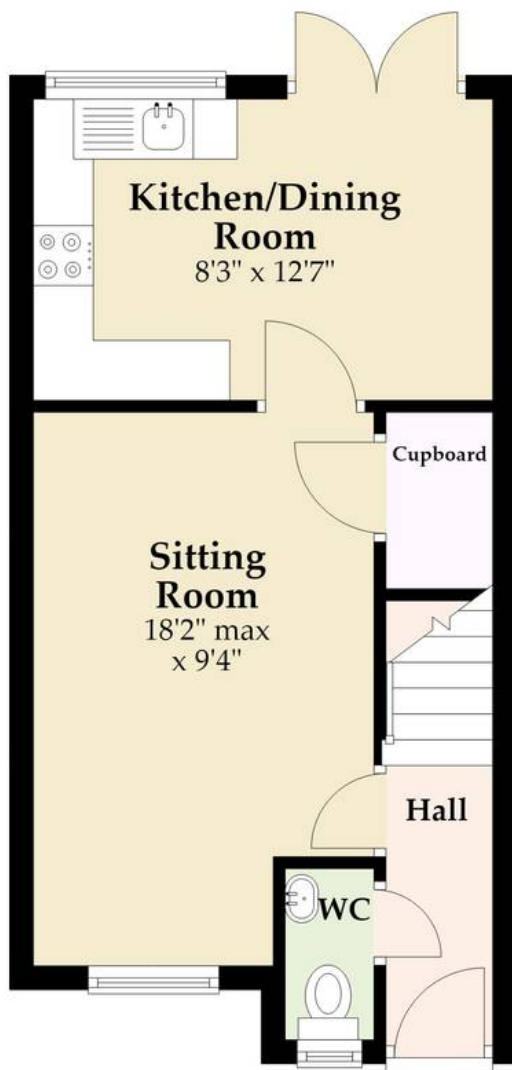
Maintenance: £150-£170 paid annually.



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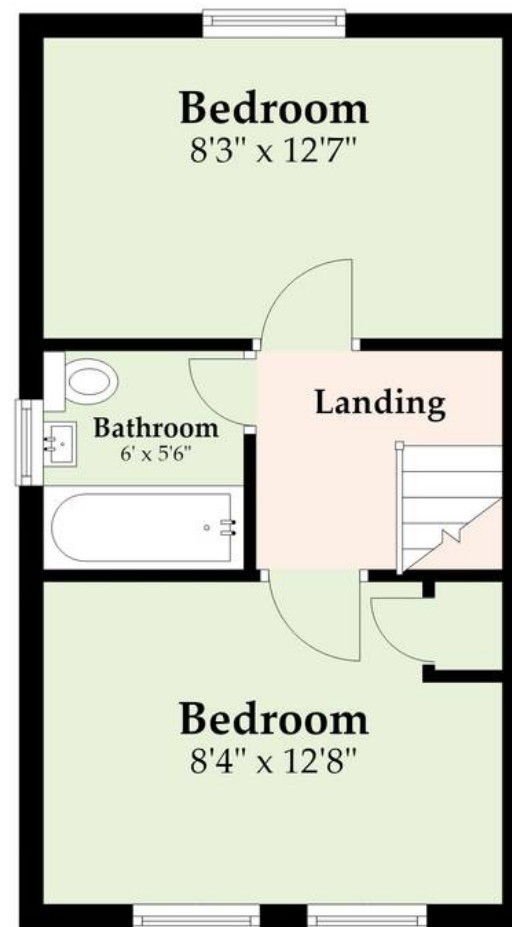
Ground Floor

Approx. 324.2 sq. feet



First Floor

Approx. 293.0 sq. feet



Total area: approx. 617.2 sq. feet

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.

Plan produced using PlanUp.

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Meet *Sarah*
Senior Property Consultant



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Minors & Brady

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caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

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Matt Waters
Director and
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Victoria Payne
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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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