

36a Homefield Avenue, Bradwell

Minors & Brady

36a Homefield Avenue

Bradwell, Great Yarmouth

A compact, easy-to-manage home with plenty of practical appeal, offering an attractive proposition for investors and those seeking a manageable property. This one-bedroom accommodation is thoughtfully arranged, with a comfortable kitchen/dining room providing the main hub of the home and a separate bedroom offering a degree of privacy. The bathroom is fitted with a bathtub and shower attachment, catering for both everyday convenience and longer soaks. Two built-in storage cupboards provide valuable additional space, helping to maximise the functionality of the accommodation. Its manageable proportions may make it worthy of consideration by investors seeking a compact addition to their portfolio.

- Guide Price: £90,000 - £100,000
- Well-defined flat offering separate sleeping, cooking and dining facilities, making good use of the available internal space
- Versatile central kitchen/dining room with space for both kitchen activities and a dedicated dining arrangement
- Existing kitchen units and worktop space provide a practical arrangement for food preparation and everyday household use
- Dedicated double bedroom with space for essential bedroom furnishings, offering separation from the main kitchen and dining space
- Bathroom fitted with a bathtub incorporating a shower attachment, together with a wash basin and WC
- Built-in storage providing additional capacity for household essentials
- Great opportunity for investors considering a smaller residential property for their portfolio
- Convenient location within easy reach of local amenities and transport links

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The Location

Bradwell is an established residential area offering a convenient setting for families, professionals and those seeking a quieter pace of life close to the coast. Local shops, supermarkets and everyday amenities are readily accessible, with further retail and leisure facilities available in nearby Gorleston and Great Yarmouth. The area offers a choice of local schools, while regular bus services and road links via the A143 and A47 provide connections to surrounding towns and Norwich.

For leisure, Gorleston's sandy beach, promenade and Phoenix Leisure Centre are within easy reach, alongside the waterways and open landscapes of the Norfolk Broads.

Homefield Avenue, Bradwell

The property is approached via an entrance hall, which leads through to the principal rooms, comprising a comfortable kitchen/dining room, a well-proportioned bedroom and a bathroom. Useful built-in storage further enhances the layout, offering convenient space for keeping household essentials neatly organised.

The kitchen/dining room provides a welcoming and versatile space for day-to-day living, with fitted units and worktop space arranged to create a functional cooking environment. There is also room for a dining table, allowing the space to accommodate both relaxed mealtimes and everyday dining without the need for a separate dining room. Its practical arrangement makes it a comfortable hub of the home, whether preparing meals or enjoying a quiet evening in.

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The bedroom offers a comfortable setting for rest and relaxation, with space for essential furnishings and the opportunity to create a personal retreat away from the main living area. The bathroom is fitted with a bathtub incorporating a shower attachment, alongside a wash basin and WC, providing flexibility for both a quick morning shower and a more leisurely bath.

Agent's Note

The property is being sold freehold, and is connected to mains gas, water, electricity and drainage.

The property has gas central heating.

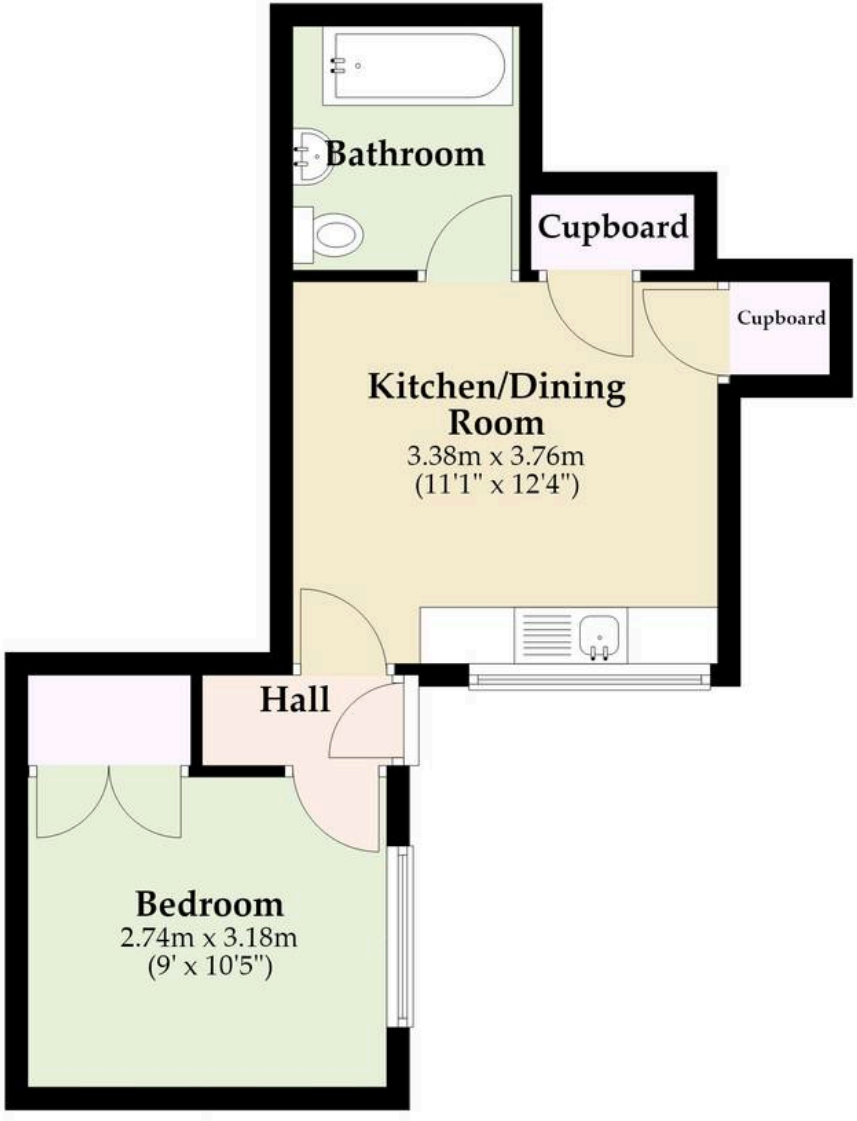
The property has shared rear parking facilities.

Council Tax Band: A

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Ground Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 30.9 sq. metres (332.5 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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