

36 Homefield Avenue, Bradwell

Minors & Brady

36 Homefield Avenue

Bradwell, Great Yarmouth

A well-designed home where open-plan living and comfortable proportions come together to create an appealing opportunity. This inviting property offers a well-balanced layout, centred around a spacious kitchen/living room that provides a sociable hub for everyday life. The separate double bedroom offers a comfortable retreat, while the fitted shower room adds practicality to the arrangement. An entrance porch and central hallway help make the most of the available accommodation, creating a natural flow between the principal rooms. Ideally suited to first-time buyers, single occupants or those looking to downsize, the property offers an appealing balance of manageable living and everyday functionality.

- Compact one-bedroom flat offers conveniently arranged, manageable accommodation
- Open-plan kitchen/living accommodation provides a versatile main living space, bringing cooking, dining and relaxation together within one sociable setting
- Well-arranged kitchen area features a fitted layout with work surfaces, a cooking hob and sink, making practical use of the available space
- Dedicated living space within the open-plan layout offers flexibility to incorporate various furnishings
- Generous double bedroom offering comfortable proportions, with sufficient room for a double bed and additional bedroom furnishings
- Separate shower room is fitted with a shower enclosure, wash basin and WC, providing a convenient arrangement for everyday use
- Versatile purchase opportunity with potential to appeal to first-time buyers, those looking to downsize or investors considering a rental property

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- Access to a shared parking area to the rear of the property, offering useful off-road parking convenience
- Convenient Bradwell location placing the property within an established residential area

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.

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The property is approached via an entrance porch, providing a useful transitional space before opening into the main living accommodation. The open-plan kitchen/living room offers an attractive setting for both relaxing and entertaining, with clearly defined areas for cooking, dining and unwinding.

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The kitchen is arranged with a range of fitted units and work surfaces, providing practical preparation and storage space, while the adjoining living area offers flexibility for a choice of furnishings and furniture arrangements.

A separate hallway leads through to the bedroom and shower room, creating a degree of separation from the main living space. The double bedroom is well proportioned, offering ample scope for sleeping arrangements alongside additional bedroom furniture and storage. Completing the accommodation, the shower room is fitted with a shower enclosure, wash basin and WC, providing a practical arrangement for everyday convenience.

With its sociable open-plan living space, separate double bedroom and manageable accommodation, this home offers a versatile opportunity for those looking to take their first step onto the property ladder, downsize, or secure a conveniently arranged property.

Agent's Note

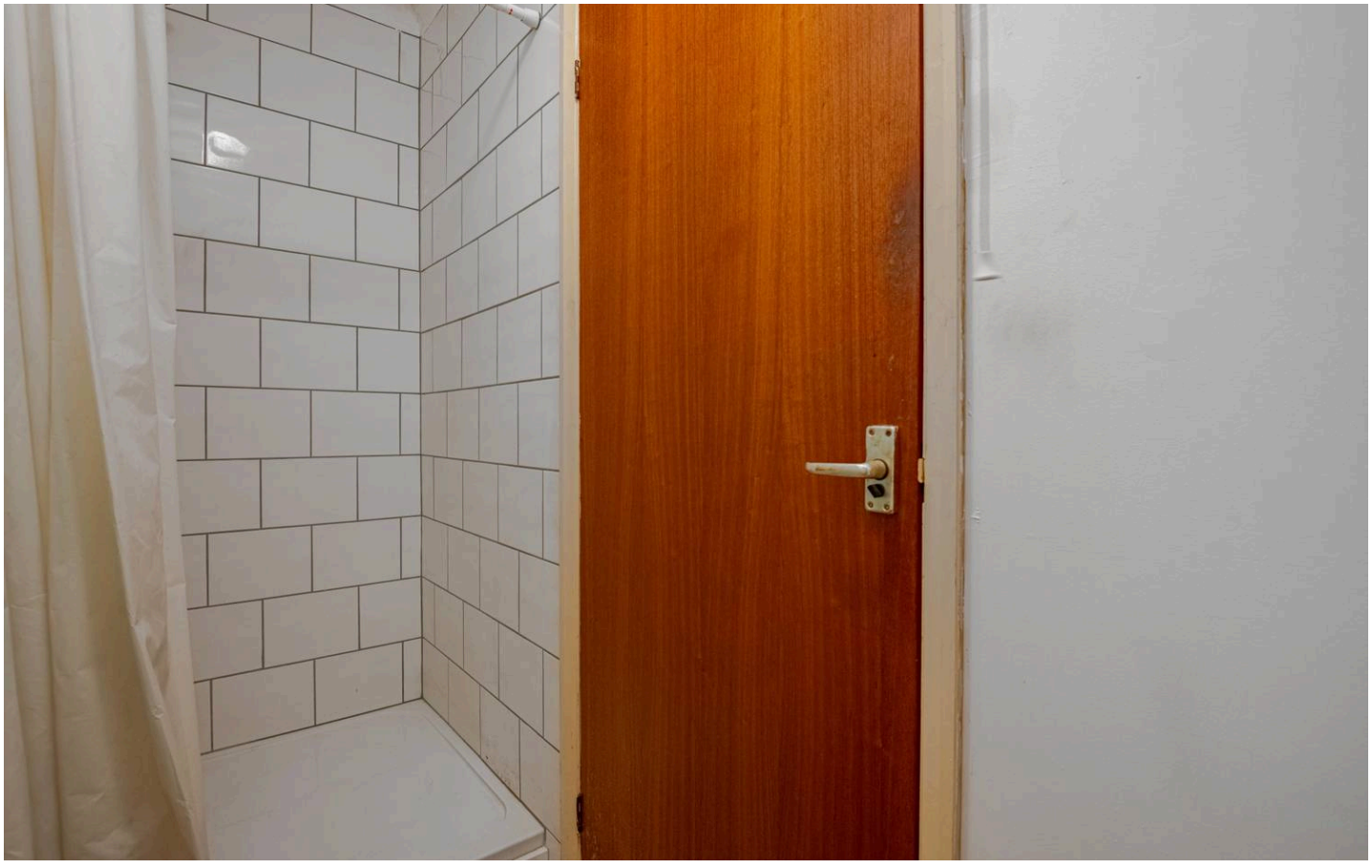
This property will be sold freehold, and is connected to mains gas, electricity, water and drainage.

The property has gas central heating.

The property has a shared rear parking area.

Council Tax Band: A

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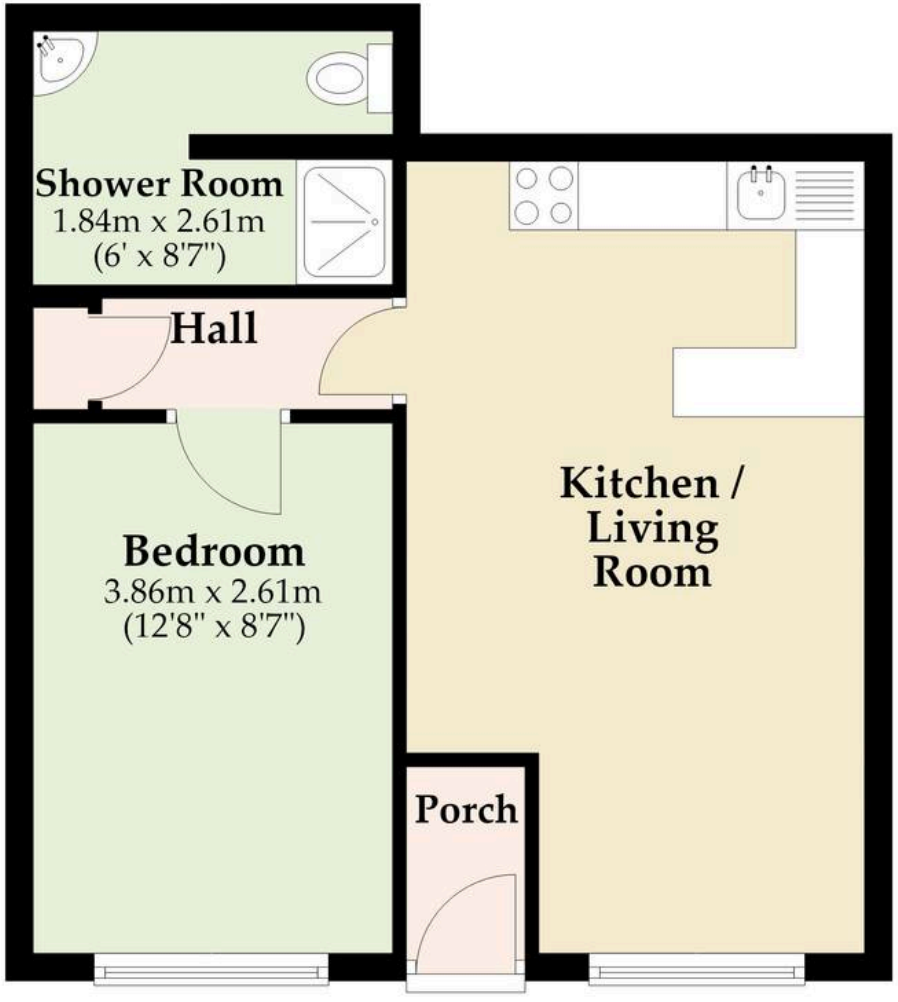






Ground Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 37.1 sq. metres (399.3 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.

Dreaming of this home?
Let's make it a *reality.*



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Branch Manager



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

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