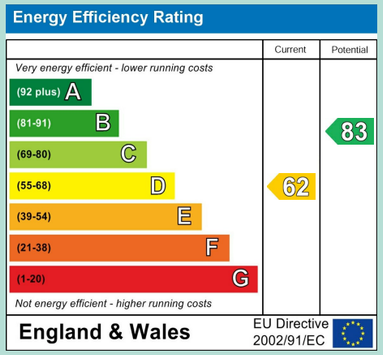
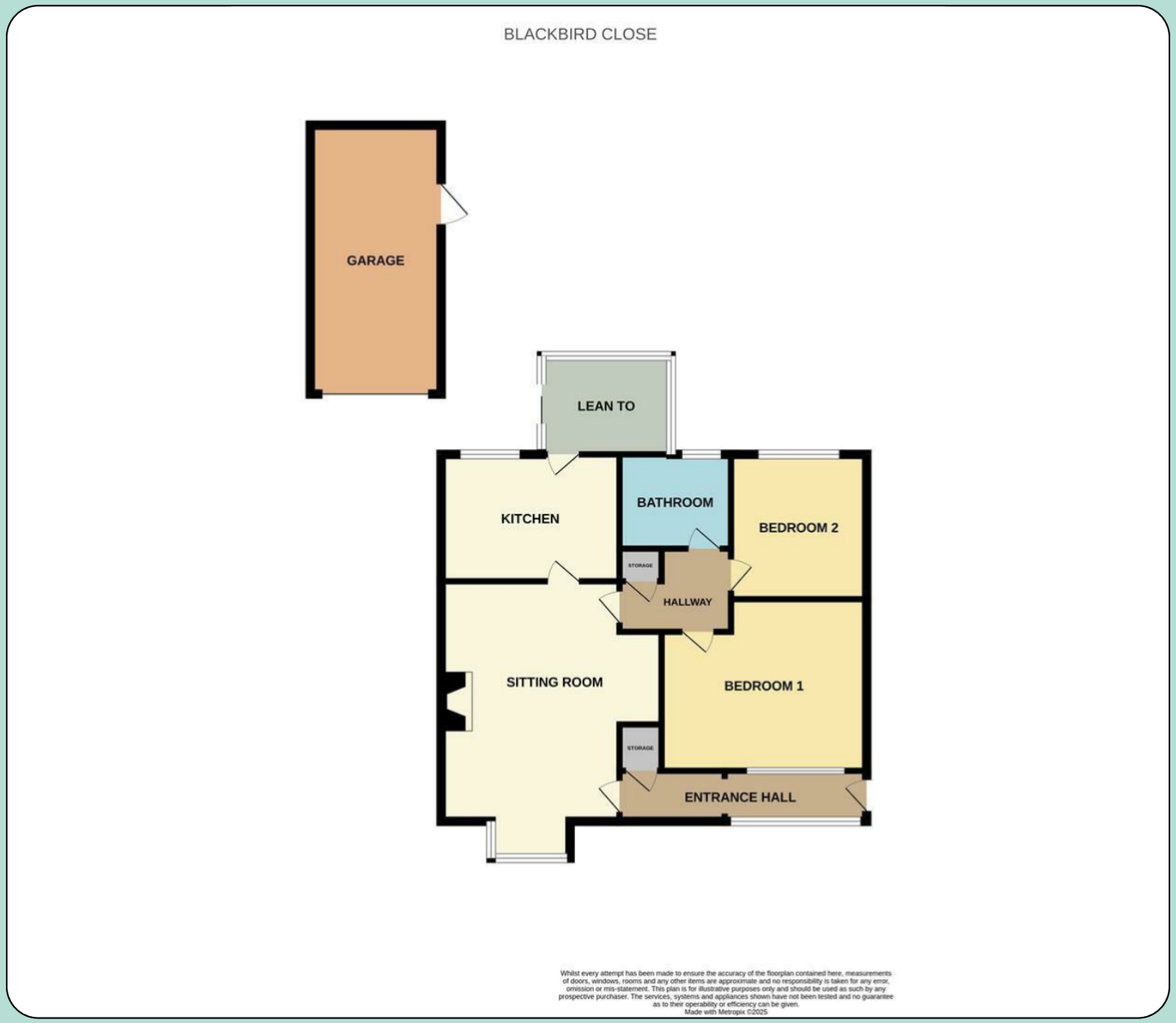
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council



# Blackbird Close

Bradwell, NR31 8RT

- Detached bungalow
- 2 double bedrooms
- Chain free
- Off road parking for multiple vehicles
- Detached brick built garage
- Fully enclosed rear garden
- Gas central heating
- Spacious sitting room with bay window
- Close to local amenities & shops
- Sought after location in Bradwell

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Location
This beautiful home is located in the highly desired and sought-after village of Bradwell. This popular residential area is adjoining to the seaside town of Gorleston and only 2 miles from the market town of Great Yarmouth. - both offering a wide range of amenities including all major supermarkets nearby, leisure facilities, restaurants, schooling at all levels and healthcare facilities including a dentist and doctors. Also, only a moment away from the beautiful sandy beaches, High Street and James Paget Hospital.

## Entrance Hall
UPVC entrance door to the side aspect, fitted carpet, UPVC double glazed windows to the front & rear aspect, a doorway opening leads to further hallway with laminate tile flooring, feature circular double glazed obscure window, radiator, built-in storage cupboard and a door opening into the sitting room.

## Sitting Room
5.46 max x .29 max
Laminate tile flooring, timber frame double glazed bay window to the front aspect, radiator and doors opening to the kitchen & inner lobby.

## Kitchen
3.37 x 2.57
Laminate tile flooring, timber frame double glazed window to the rear aspect, tiled walls, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, spaces for a fridge, freezer, washing machine & oven and a door opens into the lean to.

## Lean To
An aluminium frame single glazed lean to with power sockets and a door opening to the rear garden.

## Inner Lobby
Laminate tile flooring, loft access, airing cupboard (housing water cylinder) and doors opening to the bedrooms & bathroom.

## Bedroom 1
3.90 max x 3.24 max
Laminate tile flooring, timber frame double glazed window to the front aspect and a radiator.

## Bedroom 2
2.74 x 2.58
Laminate tile flooring, timber frame double glazed window to the rear aspect and a radiator.

## Bathroom
2.11 x 1.78
Laminate tile flooring, timber frame double glazed obscure window to the rear aspect, tiled walls, toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

## Outside
The front garden is fully enclosed and finished with bark landscaping and decorative planting, offering both privacy and curb appeal. Gated side access opens to a pathway and a set of small steps leading up to the main entrance door, providing a welcoming approach. Wrapping around the side of the property is a spacious driveway, offering off-road parking for multiple vehicles and leading to a detached brick-built garage with an up-and-over door.

The rear garden is thoughtfully laid out with low-maintenance artificial lawn, offering ample space to personalise and create your own outdoor retreat. It is enhanced by mature trees and established plants, and includes a timber storage shed for practical storage. The garden is fully enclosed by a combination of panel fencing and brick walling, ensuring privacy and security. Additional features include outdoor lighting, a water tap, and pedestrian access to the garage.

## Garage
A detached brick-built garage, ideal for secure parking or extra storage. It benefits from lighting, an up-and-over door to the front, and a pedestrian access door directly from the rear garden.

## Financial services
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.