

£270,000  
Guide Price

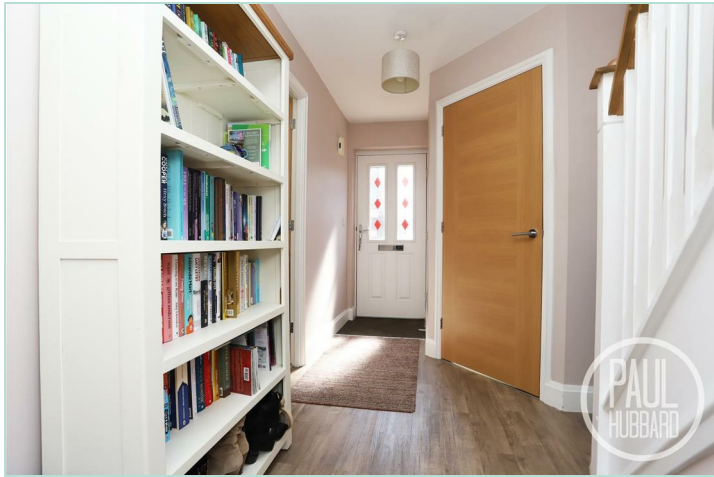


## Neptune Close

Bradwell, NR31 9GD

- Spacious mid terrace home
- Off road parking for multiple vehicles
- En-bloc garage
- 3 separate bedrooms
- Ground floor cloakroom
- Underfloor heating
- Open-plan kitchen/ diner
- Close to school, amenities & shops
- Master bedroom with en-suite shower room
- Tucked away in a sought after part of bradwell



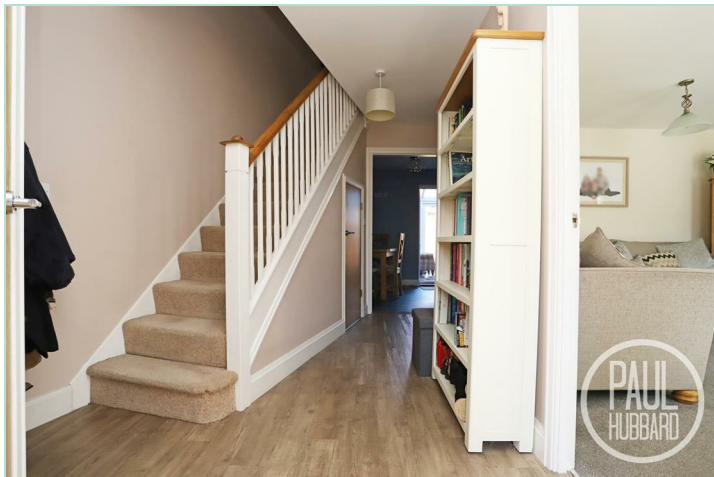


### Location

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

Composite entrance door to the front aspect, recessed door mat, LVT flooring, underfloor heating, stairs leading to the first floor landing, under-stair storage cupboard and doors opening to the sitting room, cloakroom and kitchen/diner.



### Cloakroom

1.96 max x 1.51 max

Vinyl flooring, underfloor heating, UPVC double glazed obscure window to the front aspect, consumer unit, down lights, toilet, pedestal wash basin with a mixer tap and tile splash backs.

### Sitting Room

4.45 x 3.83

Fitted carpet, underfloor heating and x2 UPVC double glazed windows to the front aspect.



### Kitchen

5.25 x 2.51

Vinyl flooring, UPVC double glazed window to the rear aspect, underfloor heating, down lights, gas boiler, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in double oven, gas hob & a stainless steel extractor hood, spaces for a fridge-freezer, washing machine, dishwasher & tumble dryer, tile splash backs and UPVC French doors open into the conservatory.

### Conservatory

3.40 x 2.97

Laminate flooring, UPVC double glazed windows to the side aspect and UPVC French doors open to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, loft access, airing cupboard (housing the hot water cylinder) and doors opening to bedrooms 1-3 & the family bathroom.





### Bedroom 1

3.57 x 3.08

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator, built-in wardrobe and a door opening to the en-suite shower room.

### En-suite Shower Room

2.23 x 1.25

Vinyl flooring, heated towel rail, down lights, extractor fan, toilet & wash basin set into a vanity unit with a mixer tap, tile splash backs and a mains-fed shower set into a large shower cubicle.

### Bedroom 2

3.56 max x 2.66

Fitted carpet, UPVC double glazed window to the rear aspect, built-in wardrobe and a radiator.

### Bedroom 3

2.77 max x 2.07 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bathroom

2.36 max x 1.68 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, down lights, heated towel rail, extractor fan, toilet & wash basin set into a vanity unit with a mixer tap, tile splash backs and a panelled bath with a mixer tap & a hand-held shower attachment.

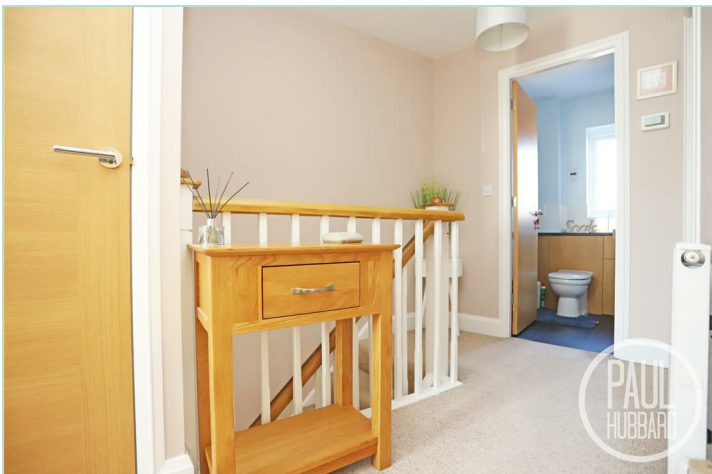
### Outside

At the front, a brick weave driveway offers off-road parking, complemented by a low-maintenance shingle area that provides potential for additional parking if desired. Shingle borders add a neat finish, while a pathway leads to the main entrance door, with outdoor lighting for convenience. Gated side access takes you through to the rear garden.

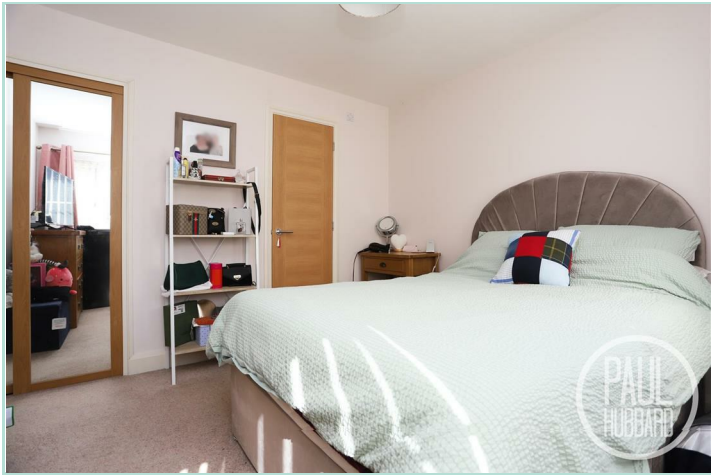
The rear garden is fully enclosed by a combination of panel fencing and brick wall, offering both privacy and security. It features a well-kept lawn, a patio seating area perfect for outdoor dining, and shingle borders for easy upkeep. A timber storage shed provides handy outdoor storage, and a rear gate opens to an additional off-road parking space and access to the garage.

### Financial Services

If you would like to know if you can afford this

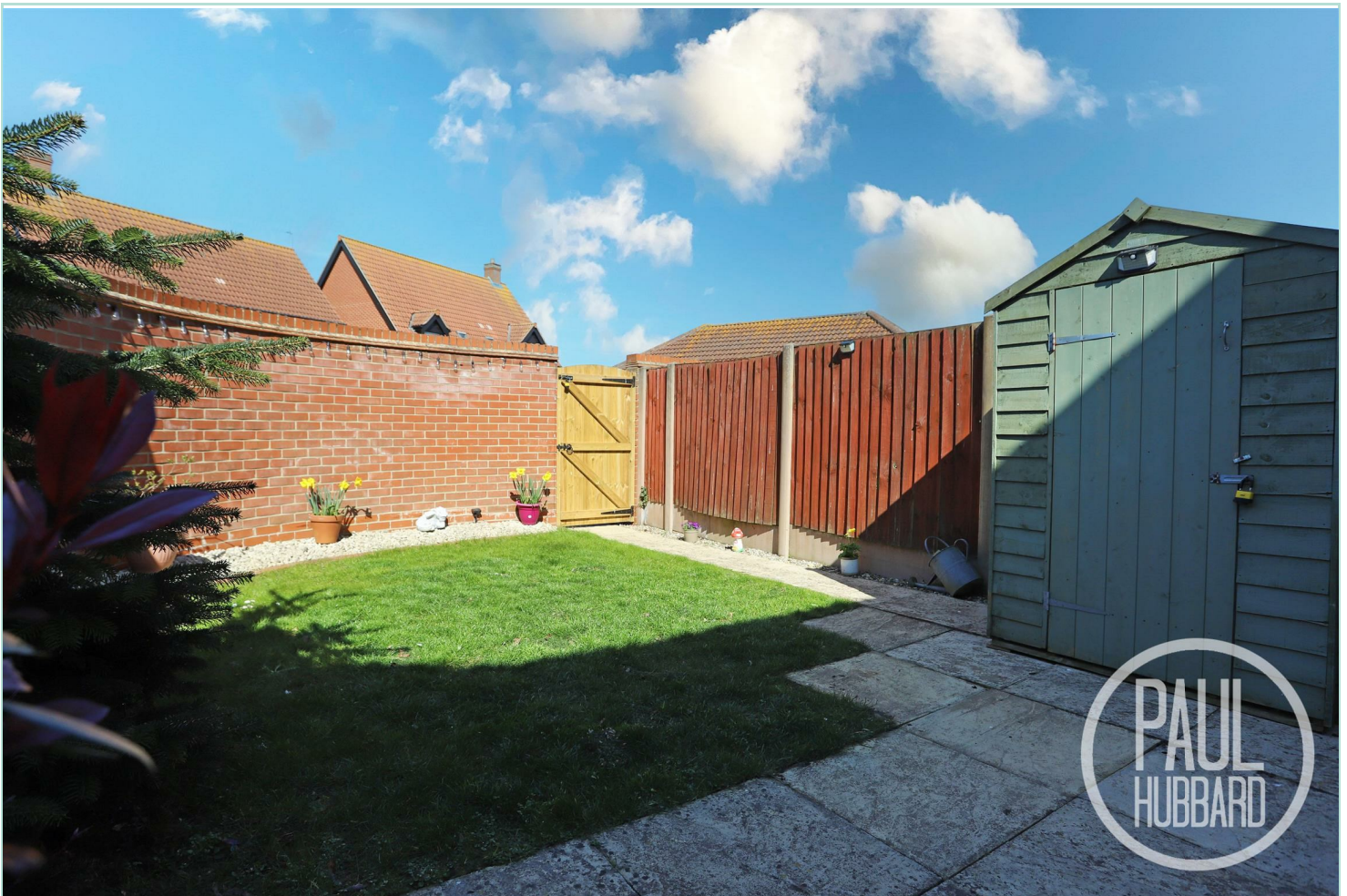


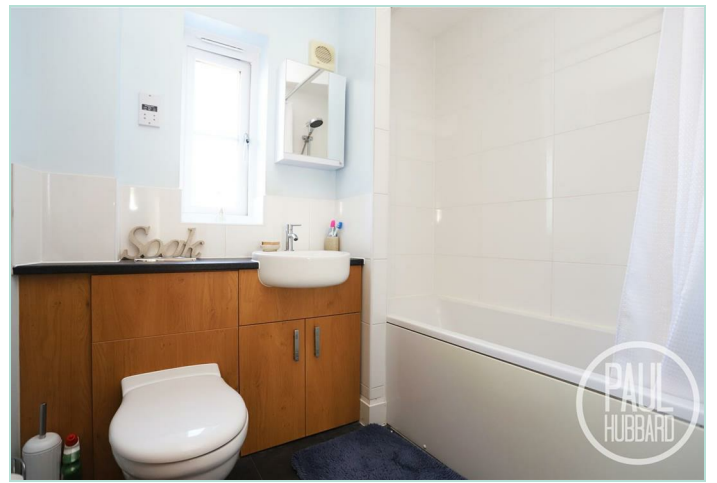




property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free,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



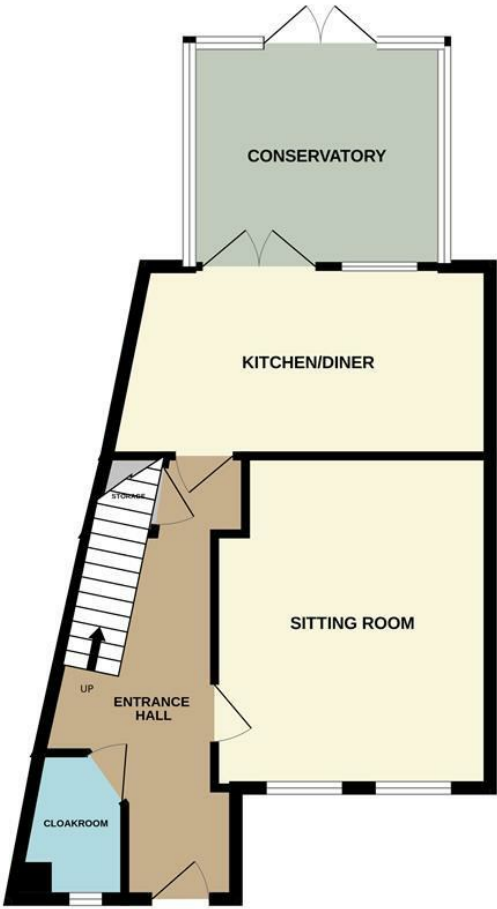




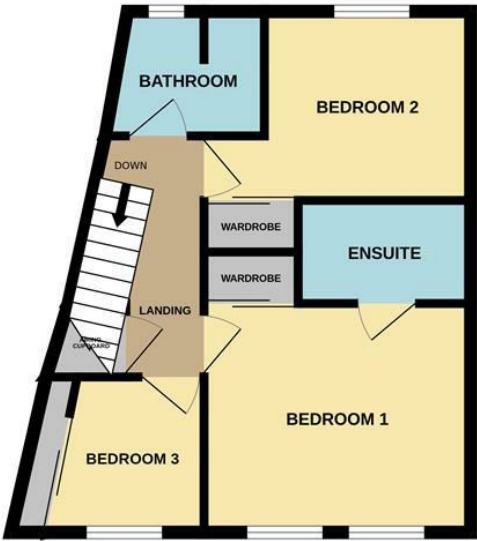
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: TBC  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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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