



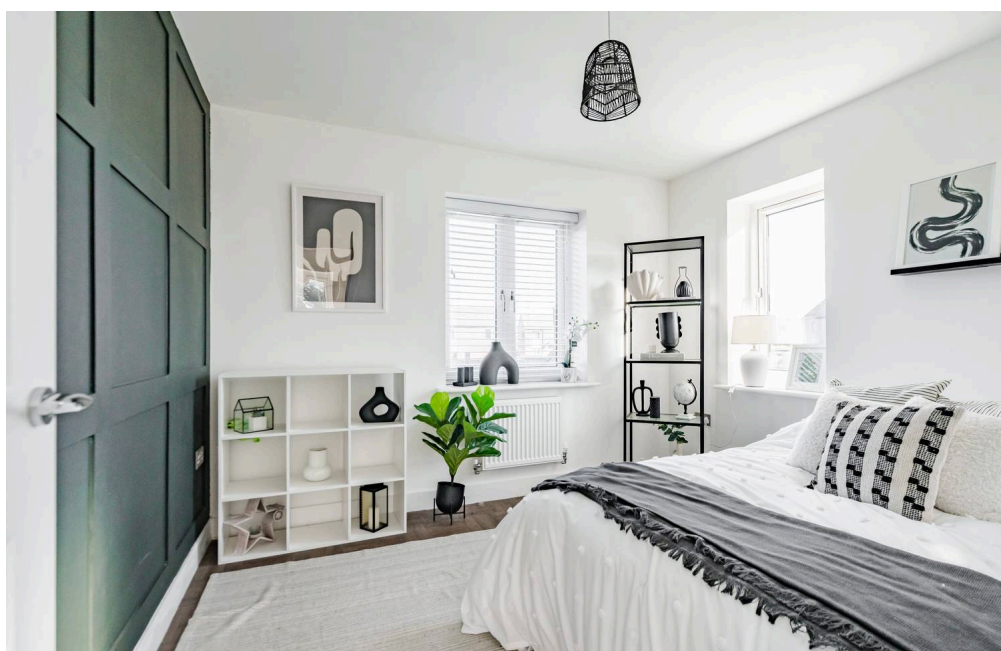
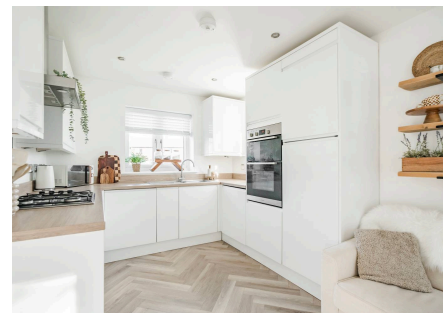
40 Wainscot Drive, Bradwell

£285,000 Freehold

Presenting a beautifully maintained three-bedroom semi-detached house, finished to a high standard with modern touches throughout. The spacious interior includes an open-plan kitchen and dining room, as well as a bright lounge area. Two well-appointed bathrooms, including an en suite in the master bedroom, add to the property's appeal. Outside, the enclosed rear garden provides a private outdoor area, making this an ideal home for comfortable family living.

Location

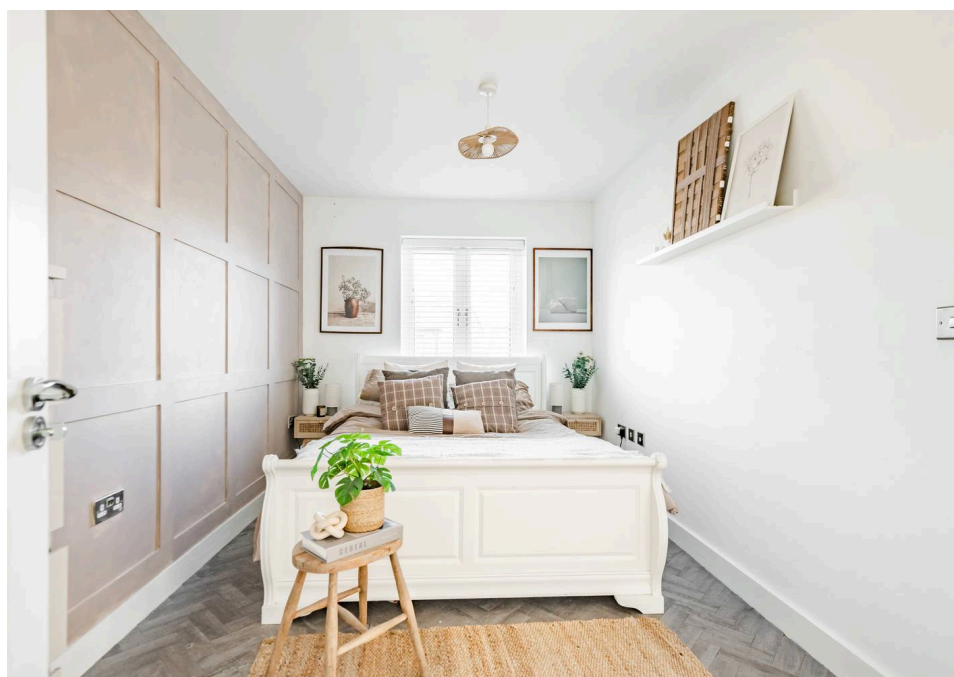
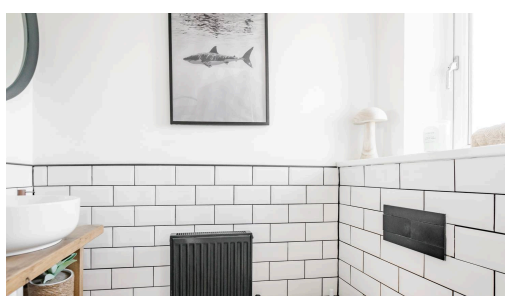
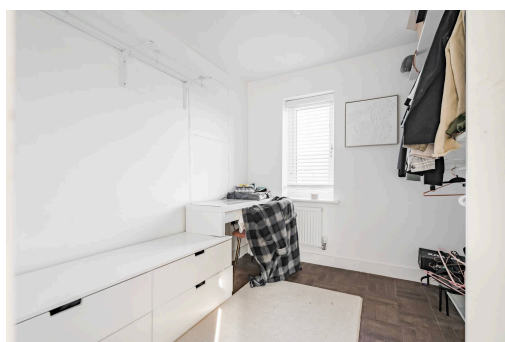
Situated on Wainscot Drive in the sought-after area of Bradwell this property benefits from a convenient location close to local amenities and transport links. Bradwell offers a range of shops, schools, and healthcare facilities, making it ideal for families and professionals alike. The area enjoys easy access to the A47, providing excellent connections to Great Yarmouth and Norwich for commuting. For outdoor enthusiasts, nearby Gorleston Beach and scenic parks provide leisure opportunities, while the area is well-served by public transport, with bus routes to surrounding towns and city centres.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - C

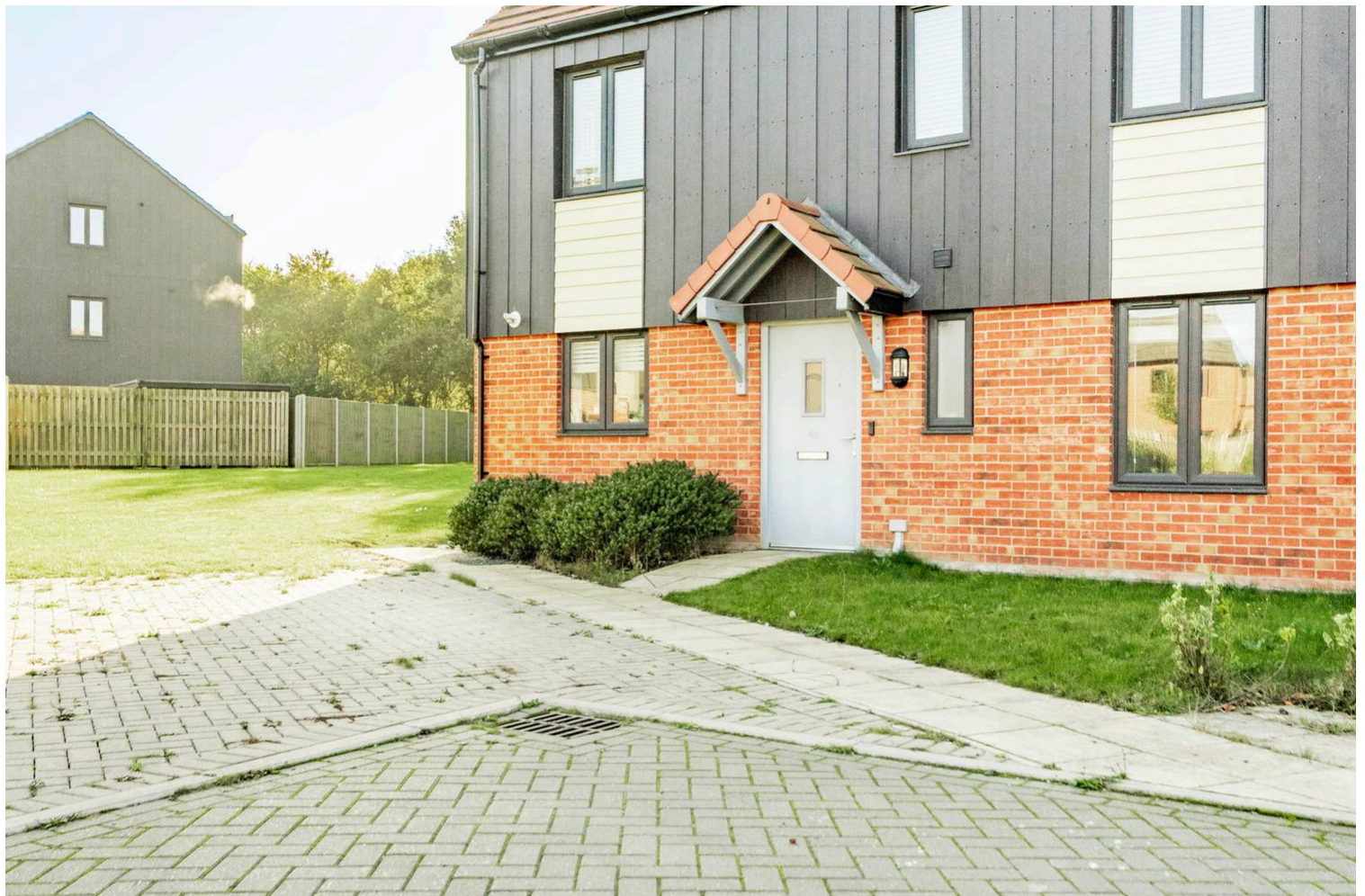


Wainscot Drive, Bradwell

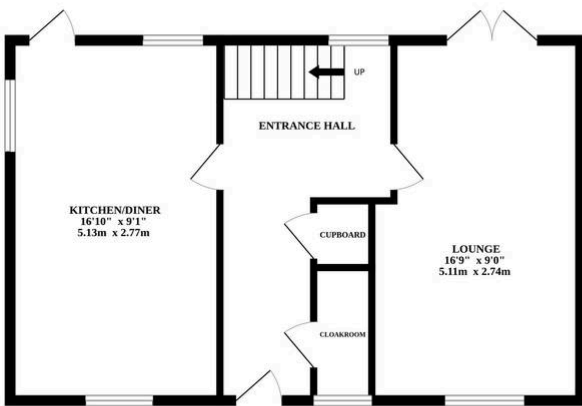
Upon entering, the ground floor welcomes you with a bright entrance hall that leads to a generously sized lounge and an open-plan kitchen and dining room. The entrance hallway includes a ground-floor cloakroom fitted with a WC and hand wash basin, along with a convenient storage cupboard and stairs leading to the first floor, offering both practicality and organisation for busy households. The lounge boasts a stylish feature wall and tiled flooring, with French doors opening onto the rear garden, allowing plenty of natural light and creating an ideal layout for family gatherings. The heart of the home, a large kitchen/dining room, is well-equipped with white built-in cabinets and a wood-effect countertop, providing both style and functionality. Integrated appliances are seamlessly incorporated, and with windows on two sides plus convenient access to the rear garden, this space is as bright and inviting as it is practical.

Moving to the first floor, the master bedroom provides ample living space and an en suite shower room, complete with a shower cubicle, hand wash basin, and low-level WC. The second bedroom benefits from dual-aspect windows, making it a light and airy space. The third bedroom offers flexibility, easily adaptable as a home office, nursery, or guest room, catering to a variety of lifestyle needs. This versatile layout ensures each room can be tailored to suit personal preferences and changing requirements. The family bathroom completes the first floor, featuring a panelled bath, a WC and part-tiled walls for a fresh, modern look. The property is modern throughout and finished to a high standard, showcasing quality design and attention to detail.

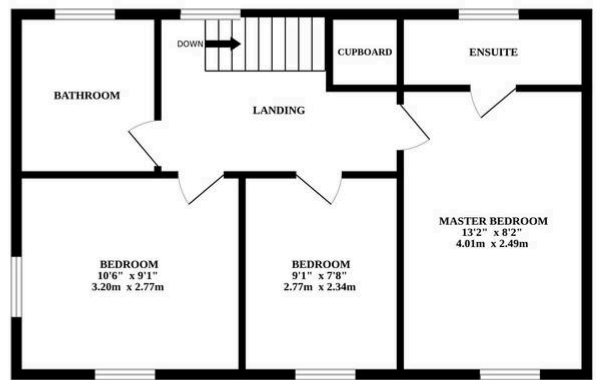
Outside, the property features a neatly maintained front garden primarily laid to lawn and two allocated parking spaces for added convenience. The rear garden, with its combination of paving and low-maintenance artificial turf, offers a practical area perfect for outdoor activities. This home combines stylish, modern living with a layout that caters to comfortable family life.



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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