



## 18 Green Lane, Bradwell - NR31 8QH

£475,000 - £500,000 Freehold

Situated in a sought-after location, this stunning three-bedroom detached family home offers modern style and practicality. With a spacious layout, high-quality finishes, and a thoughtfully designed interior, it is ideal for contemporary family living. From the stylish open-plan kitchen and luxurious bathroom to the impressive outdoor space and ample parking, every detail has been carefully considered to provide comfort and convenience.

## Location

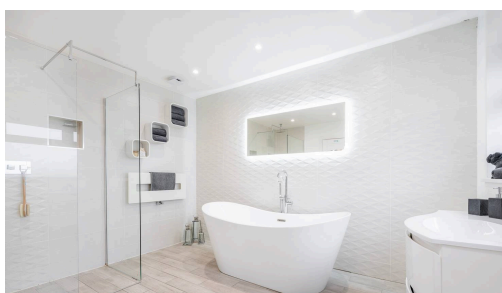
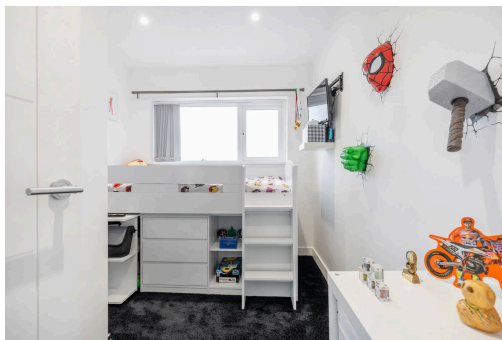
Green Lane in Bradwell is a well-connected and convenient location, offering easy access to local amenities. The area is close to Great Yarmouth, providing a range of shopping, dining, and leisure options, as well as beautiful coastal walks. Nearby schools, healthcare facilities, and transport links make it a practical choice for families and professionals. With green spaces and parks in the vicinity, it's ideal for those who enjoy an active lifestyle while benefiting from a peaceful residential setting.



## Agents notes

We understand the property will be sold freehold, connected to mains services water electricity, drainage and gas.

Tax Council Band- E



## Green Lane, Bradwell

As you step through the spacious entrance hall, you are greeted by unique-stylish stairs leading to the first-floor landing, which boasts modern living and inset spotlights. Conveniently located on the ground floor is a WC with a vanity unit providing ample storage space and a frosted window, ensuring practicality and style go hand in hand.

From the entrance hall, double glass doors lead you into the spacious lounge, which seamlessly flows into the stunning open-plan kitchen/diner. The kitchen is equipped with a range of newly fitted high-gloss wall and base units, an island with two built-in ovens, and a television point. Additionally, the kitchen features shelves with a built-in wine fridge and bi-fold doors that open out into the rear garden, allowing for natural light to enter the space. A conveniently located utility room offers ample counter space and cupboards.

Leading off the utility room is a versatile game room that can easily be used as an office or bedroom. This room also offers direct access to the rear garden.

Stairs to the first-floor landing with a spectacular glass balustrade, leading to 3 well-sized bedrooms, 2 of which are doubles. The master bedroom includes a range of built-in units, including wardrobes, drawers, and a TV recess, combining style and functionality.

The family bathroom features a modern four-piece suite, including a large shower, a luxurious freestanding bath with a mixer tap and shower attachment, and a vanity unit offering ample storage space.

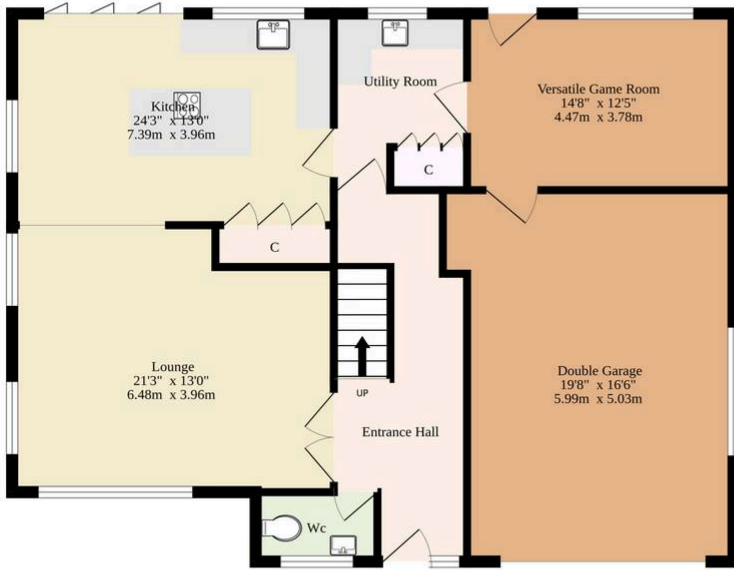
Additionally, the property features radiator heating, with underfloor heating on the ground floor and radiators upstairs. It also benefits from double glazing.

The rear garden is spacious, featuring a patio area and an electric sliding gate for access on the side of the property.

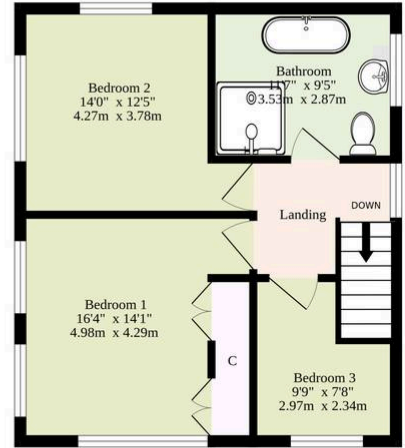
Ample off-road parking is available on a driveway for up to 4 vehicles, with a generous double garage that includes a roller door.



Ground Floor  
1449 sq.ft. (134.6 sq.m.) approx.



1st Floor  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 2051 sq.ft. (190.5 sq.m.) approx.

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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