



## 69 Parkland Drive, Bradwell - NR31 8DS

£200,000 - £210,000 Freehold

This three-bedroom semi-detached house, located in a quiet cul-de-sac, offers a spacious layout with two reception rooms, a conservatory, and front and rear gardens. Ample storage throughout adds to the practicality of the home, while the benefit of no chain ensures a smooth move. Conveniently close to local amenities, including shops, schools, and transport links, this property is situated in a peaceful residential neighbourhood.

## Location

Parkland Drive is located in the peaceful area of Bradwell, just a short drive from the vibrant town of Great Yarmouth. With easy access to local amenities, including shops, schools, and transport links, it offers the perfect blend of convenience and a quieter suburban lifestyle. The area is known for its green spaces, including nearby parks and nature reserves, providing plenty of opportunities for outdoor activities. It's an ideal location for those who want to enjoy a calm, residential neighbourhood while still being close to the lively town centre and the stunning Norfolk coast.



## Agents notes

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

Heating system- Gas Central Heating

Tax Council Band-B



## Parkland Drive, Bradwell

As you step into the spacious hallway, you're welcomed by two practical storage cupboards and the staircase. To the right, the inviting lounge offers a bright and relaxing space. Moving through, the dining room provides a perfect area for hosting, while the modern kitchen, with built-in cupboards and plenty of counter space, is ideal for preparing meals. The conservatory is accessed from the kitchen, offering a seamless flow to the rear garden. Upstairs, the landing offers additional storage cupboards, keeping the home organised. The property includes three well-sized bedrooms, one with a built-in wardrobe for extra storage.

The shower room is neat and functional, offering comfort and convenience. Additionally, there is double glazing throughout.

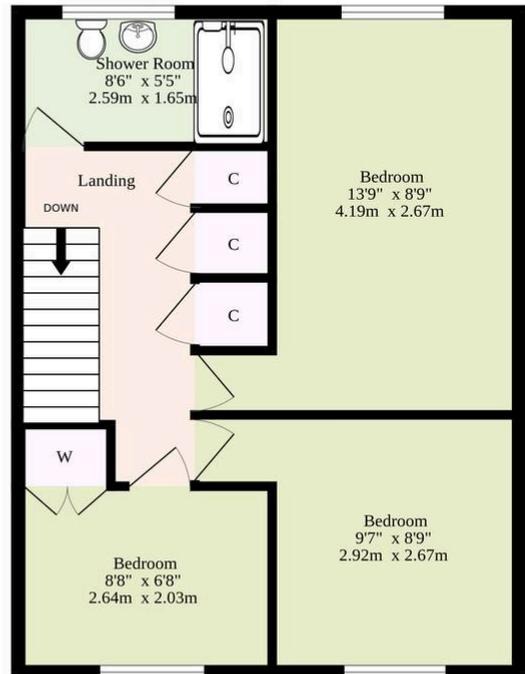
Outside, the rear garden is paved and surrounded by lush bushes, shrubs, and plants, with a timber shed for outdoor storage. The front features a well-maintained lawn, with a pathway leading to the front door, adding to the home's overall appeal.



Ground Floor  
460 sq.ft. (42.7 sq.m.) approx.



1st Floor  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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