



## 41 Willow Avenue, Bradwell - NR31 8HY

£275,000 Freehold

Located in the well-connected village of Bradwell, this beautifully presented and extended two-bedroom semi-detached bungalow offers spacious, single-floor living. It features a modern kitchen and shower room, a versatile conservatory/diner, and a range of attractive features. The property benefits from a south-facing enclosed rear garden, beautifully landscaped, with a hot tub and pergola for outdoor relaxation. Parking is ample, with off-road space for up to five vehicles on the driveway and additional parking in the single garage. Ideal for retirees, small families, or anyone seeking comfort and convenience with excellent local amenities nearby.

## Location

Willow Avenue is situated in the well-connected village of Bradwell, offering a range of amenities, including supermarkets, independent shops, cafes, pubs, and healthcare facilities. Families have access to well-regarded primary and secondary schools, while leisure options such as sports clubs, parks, and scenic walking routes are nearby. The A47 provides a direct route to Great Yarmouth and Norwich, and regular bus services ensure convenient transport links. Gorleston's sandy beach is just a short drive away, making this a well-positioned location for everyday convenience and coastal enjoyment.

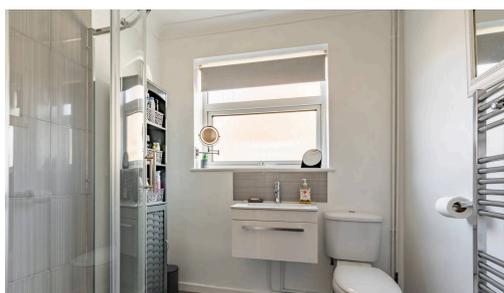


## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



## Willow Avenue, Bradwell

As you enter through the entrance hall, you are greeted by a spacious and bright living room featuring a brick-built fireplace and an open plan layout with the conservatory/dining room. The wood-style laminate flooring adds warmth and character to the space, while French doors provide easy access to the outside.

A separate door leads from the conservatory/diner to the modern kitchen, which is equipped with a range of wall and base units, work surfaces, tiling backsplash, and plumbing for a washing machine.

Moving back into the hallway, you'll find two carpeted bedrooms, both offering comfortable spaces for rest and relaxation. The master bedroom includes built-in cupboards and accommodates a double bed with ease.

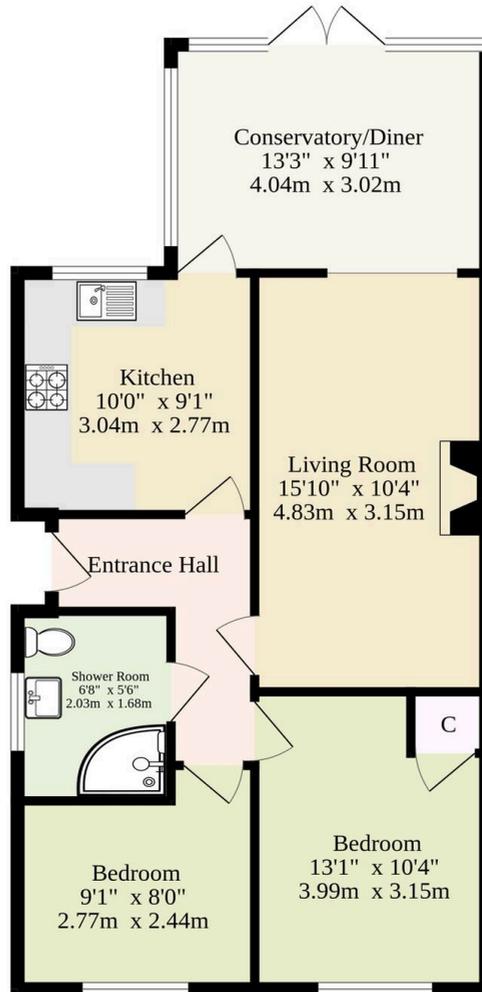
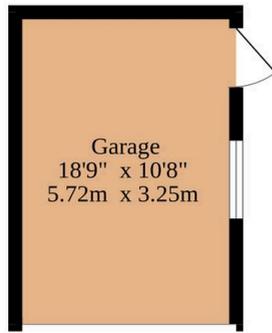
Completing the interior layout is the modern family shower room, featuring a white suite comprising a shower cubicle with a wall-mounted mains shower, ceiling spotlights, and tiled flooring for a sleek and contemporary finish.

Outside, the property stands out with a south-facing enclosed rear garden that boasts landscaped lawns, a brickweave patio, a water butt, and a hot tub with a pergola for relaxing outdoor enjoyment. The rear garden is enclosed with timber fencing for added privacy.

Parking is ample, with off-road space for up to five vehicles on the driveway and additional parking available in the single garage. The front of the property features a concrete double-width driveway with access to the rear through wrought iron double gates, as well as outside lighting, low-level walling, and timber fencing.



**Ground Floor**  
893 sq.ft. (83.0 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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