



Minors & Brady

13 Breeze Close, Bradwell  
£300,000

# 13 Breeze Close

Bradwell, Great Yarmouth

This detached house presents an exceptional opportunity to acquire a comfortable and modern family home in a desirable location. With its thoughtful design, quality finishes, and convenient amenities, this property is sure to appeal to those seeking a harmonious blend of style, functionality, and comfort in a peaceful residential setting. Don't miss the chance to experience all this property has to offer.

## LOCATION

Bradwell is a suburban village located in the civil parish of Great Yarmouth, within the Norfolk county in England, marked by the NR31 postal code. Situated near the east coast, Bradwell is known for its proximity to both the historic town of Great Yarmouth and the scenic Norfolk Broads, a popular area known for its beautiful waterways, wildlife, and natural landscapes. The village itself has a mix of modern and historic buildings, offering local amenities including schools, shops, and recreational facilities, which makes it a sought-after residential area. Bradwell's easy access to the A47 and nearby rail links make it a convenient spot for commuters traveling to nearby cities like Norwich. It is also near the sandy beaches of Great Yarmouth, adding to its appeal as both a tourist destination and a community with strong local roots.





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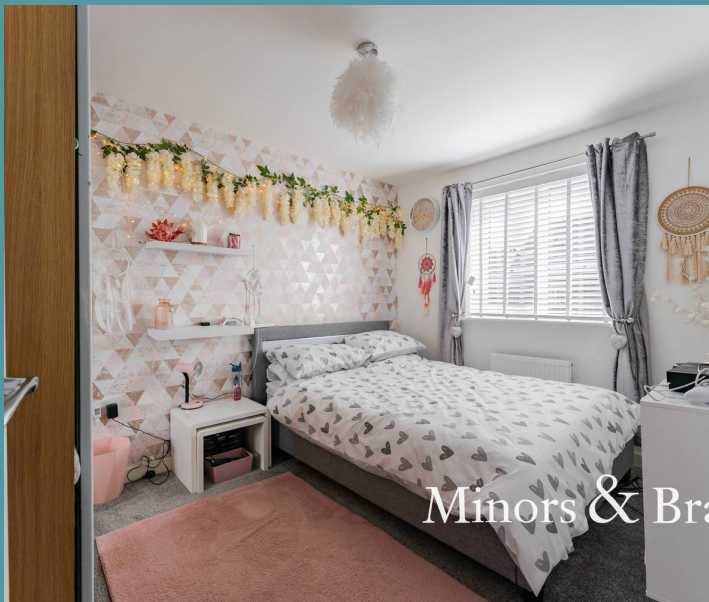
Upon entering the property, you are greeted by a comfortable sitting room filled with an abundance of natural light, creating a warm and welcoming ambiance. The ideal space for relaxing or entertaining guests, this room serves as the heart of the home.

At the heart of the home lies an open-plan kitchen/dining room featuring high-quality fixtures and fittings, including integrated appliances. Offering ample amount of storage and counter-top space for meal preparation. The seamless flow between the kitchen and dining area is perfect for hosting guests and everyday family living.

Ascend to the first floor where you will encounter three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch. The bathroom comprises of a three piece suite, accommodating all residents in the household.

Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor furniture during the summer months. It is fully enclosed for privacy so you can enjoy in seclusion. At the front of the residence is a driveway, providing off-road parking for residents and visitors. A garage provides additional storage space or secure parking for your vehicle.

- Detached residence - Persimmon build
- Perfect family home to accommodate a busy lifestyle



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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

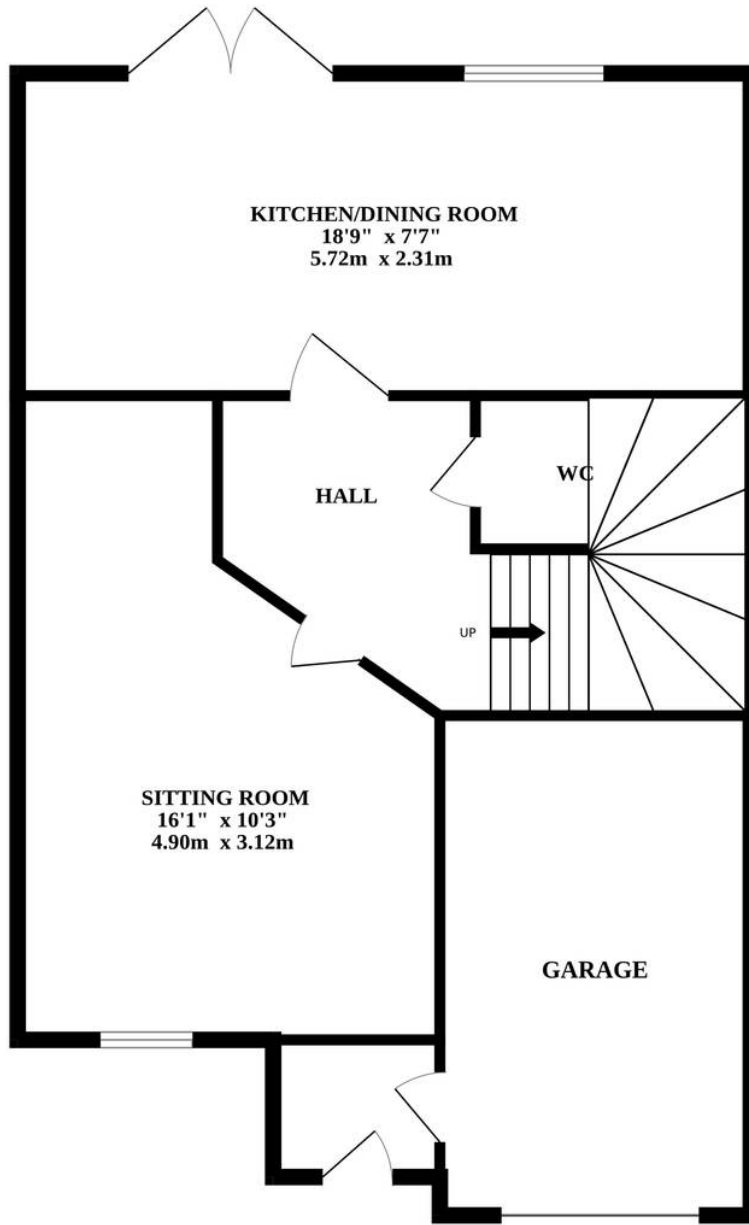
Service charge - £108 p/a.

Council Tax Band: C

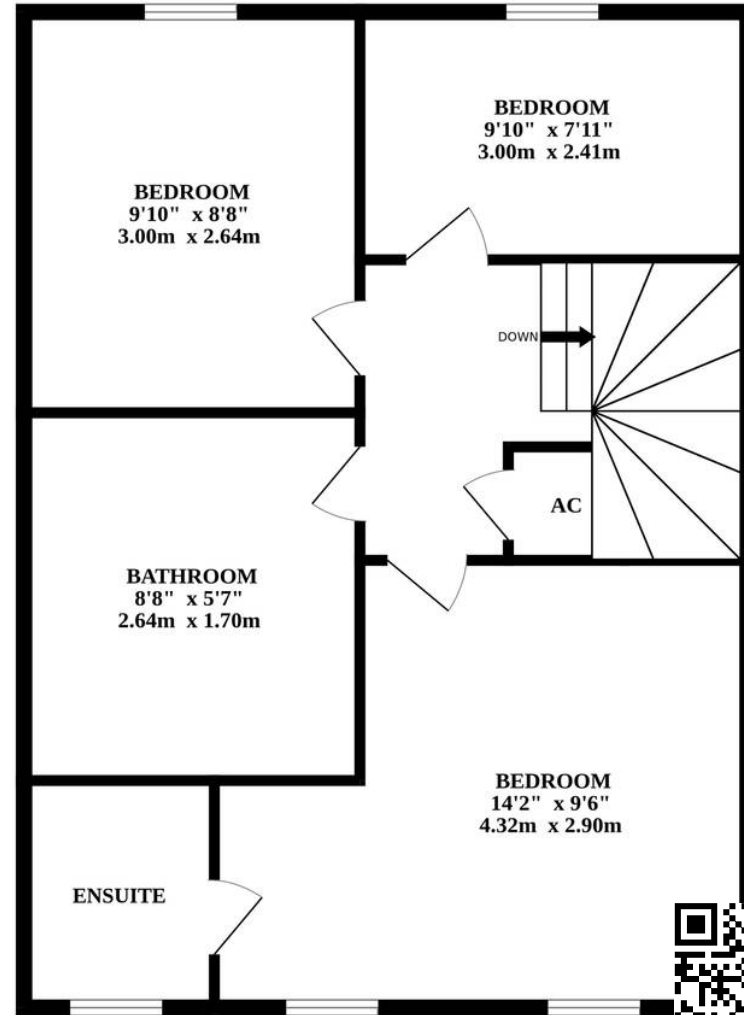
- Detached residence - Persimmon build
- Perfect family home to accommodate a busy lifestyle
- Comfortable and contemporary design
- Comfortable sitting room - Filled with an abundance of natural light
- Open-plan kitchen/dining room - High quality fixtures and fittings
- Three bedrooms, one en-suite & a family bathroom
- Well-maintained garden - Fully enclosed for privacy
- Driveway providing off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



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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