



## 2a Roseview Close, Bradwell

Guide Price £300,000 - £310,000

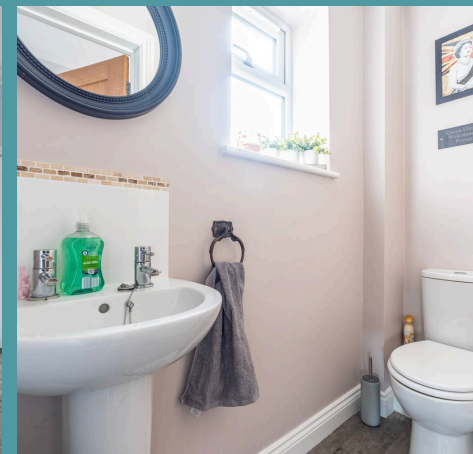
## 2a Roseview Close

Bradwell, Great Yarmouth

The home offers an abundance of versatility and creativity, positioned in the quiet and highly desirable village of Bradwell with attractive curb appeal. This three-bedroom detached house features a spacious layout and underfloor heating throughout the ground floor. The wide kitchen, large lounge, en-suite master bedroom and low-maintenance garden make it an ideal space for family living. Additionally, versatile outbuildings provide the perfect opportunity for a home office, gym, or extra storage, adding exceptional practicality and charm to this wonderful property.

### Location

This beautiful home is situated down the quiet close of Roseview Close, in the highly desirable village of Bradwell. This popular residential area is adjoining to the seaside town of Gorleston and only 2 miles from the market town of Great Yarmouth. - both offering a wide range of amenities including all major supermarkets nearby, leisure facilities, restaurants, schooling at all levels and healthcare facilities including a dentist and doctors. Also, only a moment away from the beautiful sandy beaches, High Street and James Paget Hospital.





## 2a Roseview Close

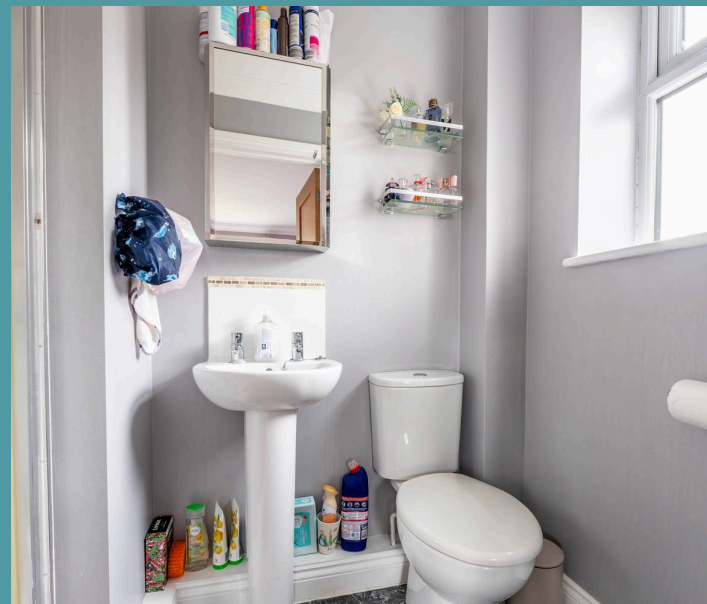
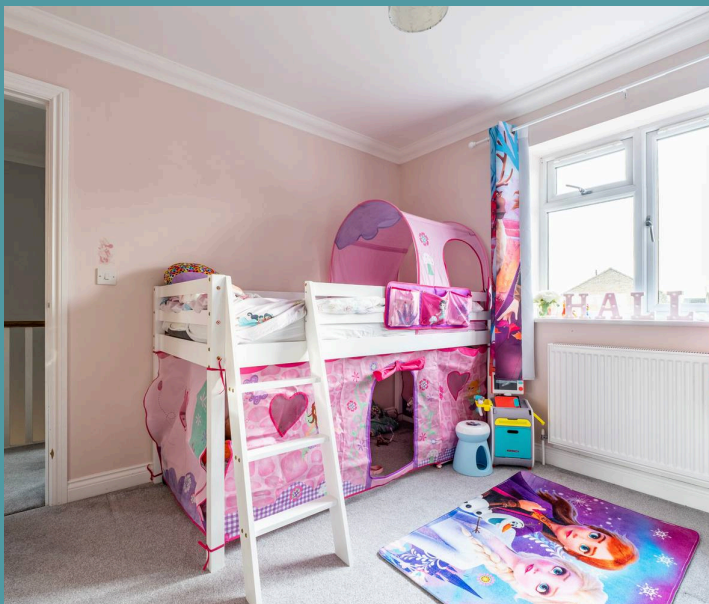
Bradwell, Great Yarmouth

### Roseview Close

This standalone three-bedroom house offers an up-to-date and spacious living environment, ideal for family living. Built in 2016, the property boasts an excellent energy rating and features underfloor heating throughout the ground floor, ensuring warmth and comfort all year round. The stylish design maximises natural light, creating a bright and airy atmosphere that flows seamlessly through the living areas.

Inside, the property features a spacious lounge, perfect for family gatherings, and a fully-equipped kitchen with modern appliances, including an electric oven, hob and ample storage. The ground floor also benefits from convenient storage spaces, a welcoming porch and a downstairs WC for added practicality.

Upstairs, the main bedroom benefits from an en-suite shower room, while two additional bedrooms offer comfortable accommodation with built-in storage. The family bathroom is modern and well-appointed, featuring a bath with an overhead shower.





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Bradwell, Great Yarmouth

Externally, the property offers a large driveway with parking space for two vehicles, with potential for more. The rear garden is laid with artificial grass, providing a low-maintenance outdoor space for relaxation or entertaining.

Additionally, the property includes versatile outbuildings that can be used for a variety of purposes, such as a home office, gym, or extra storage.

This well-maintained home combines modern living with functionality, offering a truly exceptional family home.

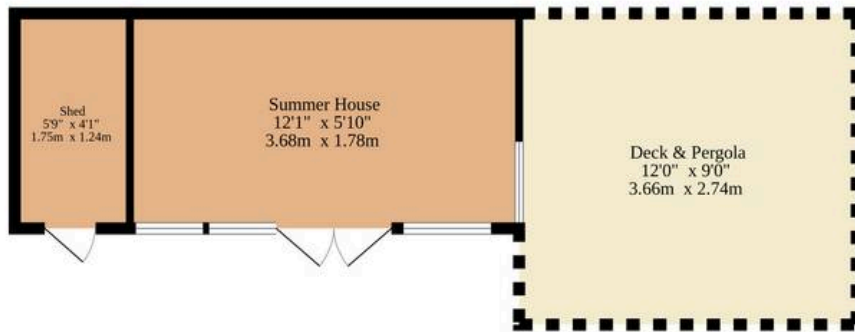
**Agents Note**

Sold Freehold

Connected to all mains services



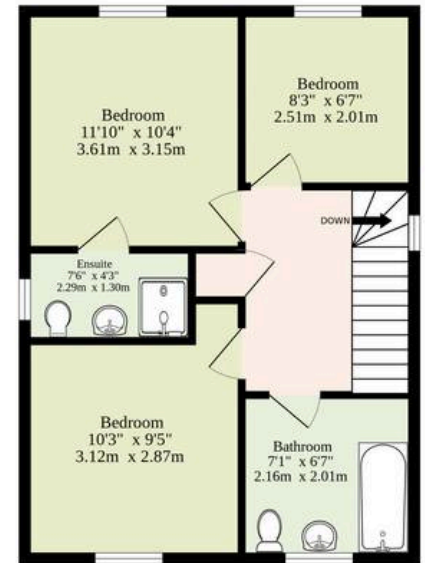
Outbuildings  
194 sq.ft. (18.0 sq.m.) approx.



Ground Floor  
469 sq.ft. (43.6 sq.m.) approx.



1st Floor  
413 sq.ft. (38.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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