



ADDRESS
16 Burnet Road
Bradwell
Norfolk
NR31 8SL

TENURE
Freehold

L LARKES

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**‘IN WARMER MONTHS, THE FRENCH
DOORS OPEN UP AND THE INTERIOR
LIVING SPACE SPILLS OUT INTO
THE LEAFY GARDEN, PERFECTLY
ORIENTATED TO SOAK UP THE EARLY
AFTERNOON SUN’**





his three-bedroom modern home is situated on a north-south orientated plot in Bradwell, Norfolk. Originally constructed around 2003, it has been extended and updated by the current owners, with internal space extending over 1,250 sq ft and unfolding across two storeys. There is a verdant rear garden and the home is only a short drive from open countryside and the seafront.

The Tour

Entrance is through a door that opens into a brilliantly bright hallway. A cloakroom lies off the hall, which leads to the lateral living spaces. The first reception room sits at the front of the plan. It makes use of a muted palette and has a northern aspect with lower light levels creating a perfect snug/sitting room.

To the rear is a large open-plan kitchen/dining room, which is bathed in light by south facing fenestration. A soft green colour palette across walls and ceiling makes for an inviting space, while generous cabinetry, countertops and high-quality appliances allow for effortless culinary activities. The addition of a glass conservatory which has a wood-burning stove and access to the garden has become the owner's principal reception area. In warmer months, the French doors open and the interior living

space spills out into the leafy garden, perfectly orientated to soak up the early afternoon sun.

The staircase leads from the central hall to the first-floor landing, where a large window ensures excellent levels of natural light. The main bedroom lies at the front of the plan; finished in a calm grey, it has generous fitted wardrobe space, plus an ensuite shower room. Two further bedrooms are accessed off the landing, both of which lie to the rear of the plan and overlook the garden. There is also a family bathroom and a large airing cupboard.

Outdoor Space

The landscaped garden has been thoughtfully arranged to create a series of sections

with different characters. A patio area for alfresco dining lies to the side, while a section of lawn and mature planting in raised beds occupies the centre. The bottom of the garden returns to a patioed surface with a secluded garden storage area.

The front garden provides block paved parking for four plus vehicles, there is a single garage, and to the side of the entrance porch a slate chipped garden with mature clematis which adds character and interest to the street façade.



Tenure: Freehold
Heating: Gas Central Heating
Council Tax: Band C

Area

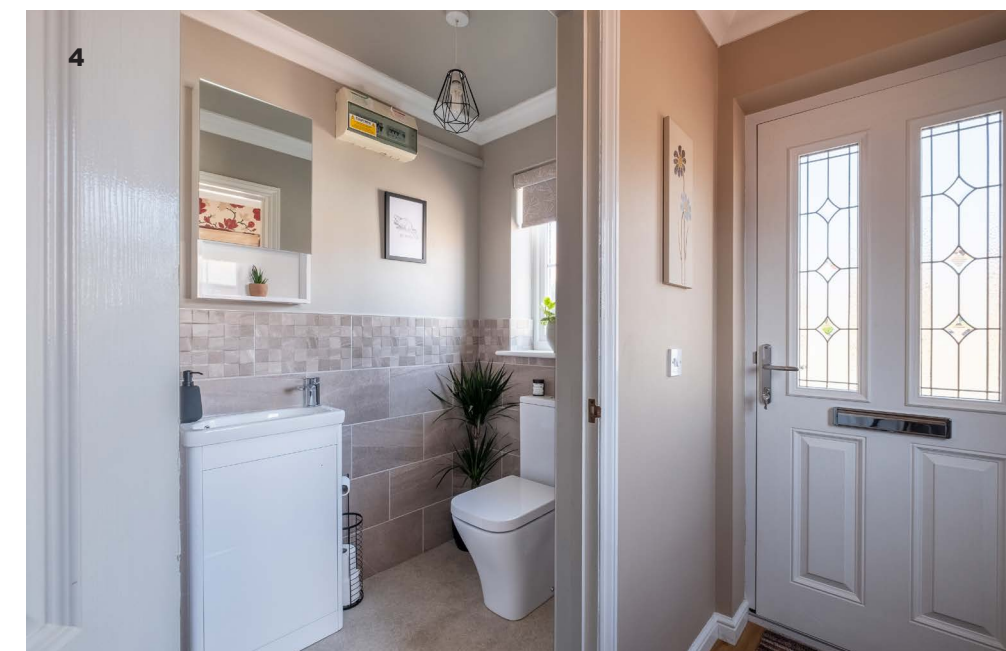
Located in central Bradwell, a Broadland village with easy transport links to the Market Town of Great Yarmouth (five-minute drive), Lowestoft (ten-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

There are many good schools nearby, Hillside Primary School, Homefield Church of England Primary and Nursery School, Lynn Grove High, and Ormiston Venture Academy.

Gorleston's sandy Edwardian Beach is a short drive away, along with its traditional seaside gardens, pier, and model boat pond. It also has a theatre opposite the pier called the Pavilion. The main shopping centre is on High Street. It has its own golf club.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



1. Kitchen dining area
2. Kitchen
3. Living room
4. Cloakroom & entrance hall
5. Kitchen detail



1. Living room
2. Conservatory
3. Patio dining area
4. Entrance hall
5. Rear garden



**FIND
YOUR
NEST**



16
Burnet
Road

MARJORAM

FIND
YOUR
NEST



- 1. Primary bedroom
- 2. Second bedroom
- 3. Family bathroom
- 4. Landing
- 5. Ensuite



BURNET ROAD

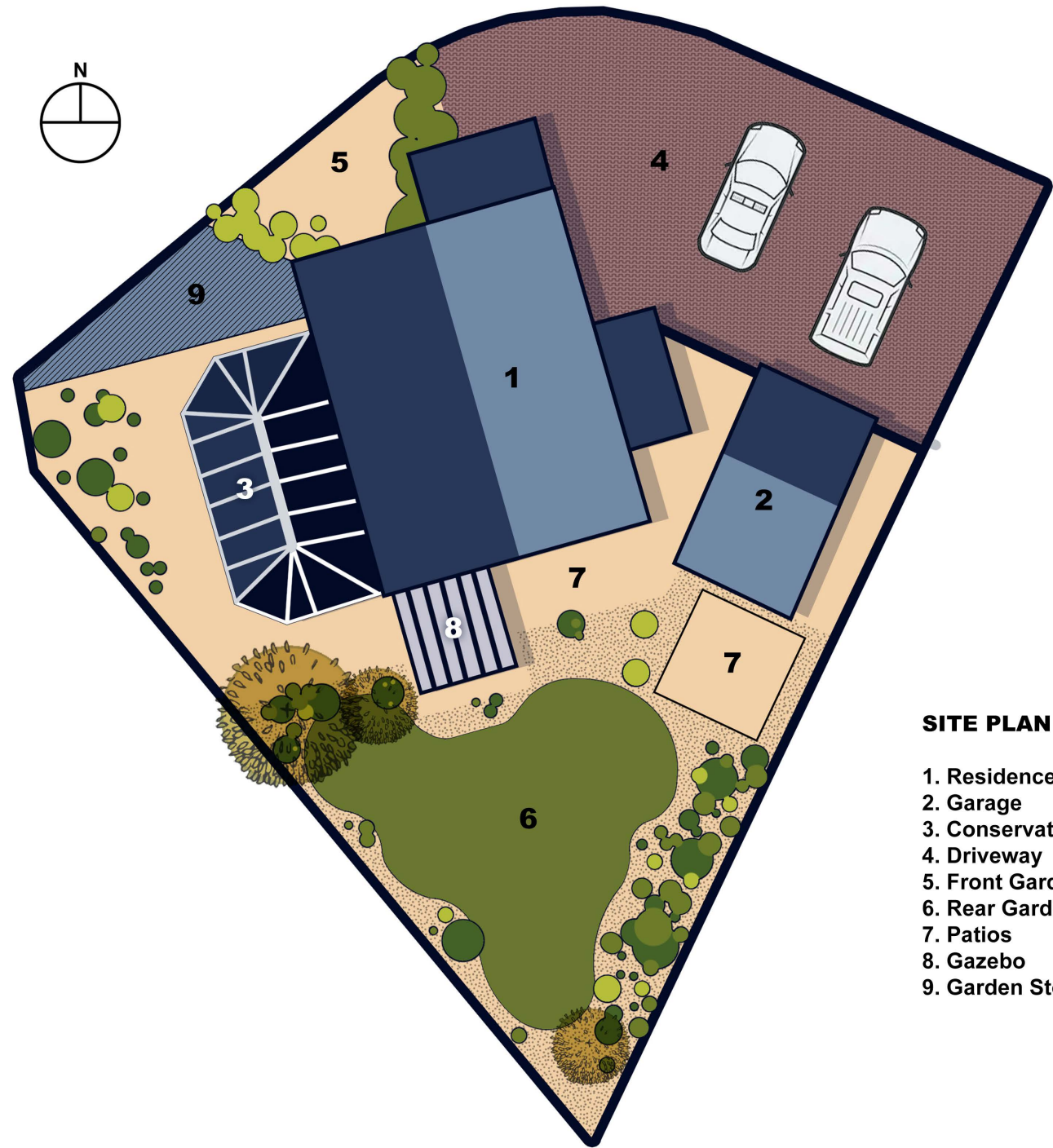
BRADWELL, NORFOLK

APPROXIMATE FLOOR AREA
= 132.8 sq m / 1,430 sq ft

Illustration for identification purposes only,
measurements are approximate,
not to scale

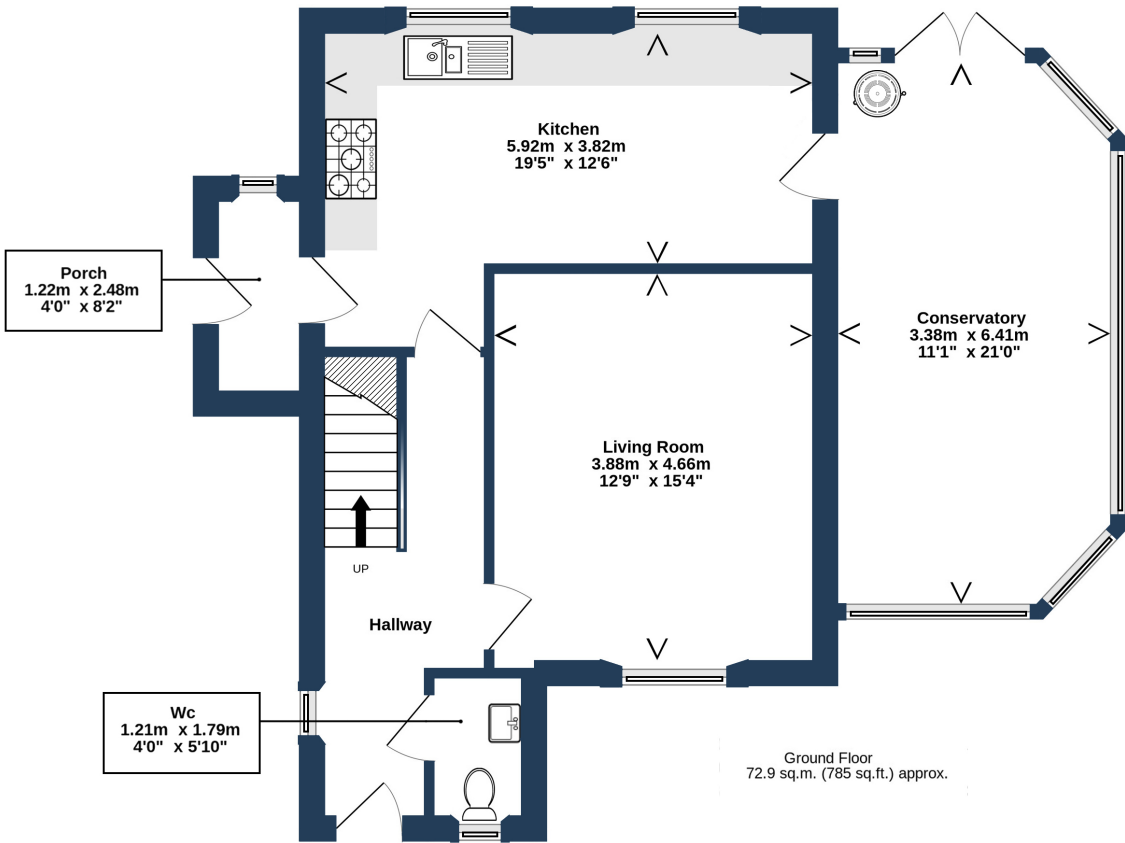
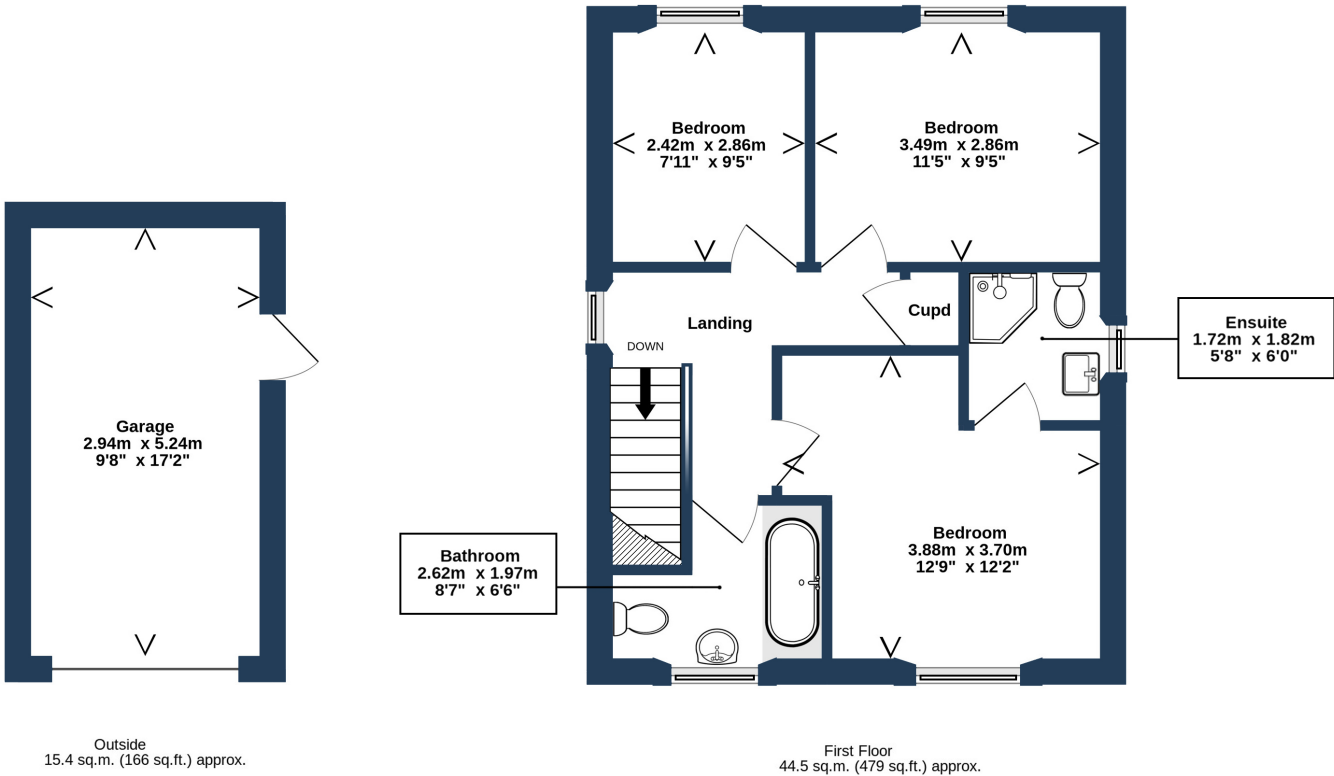
VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

COUNCIL TAX - Band C (£1,773)
ENERGY RATING - TBC

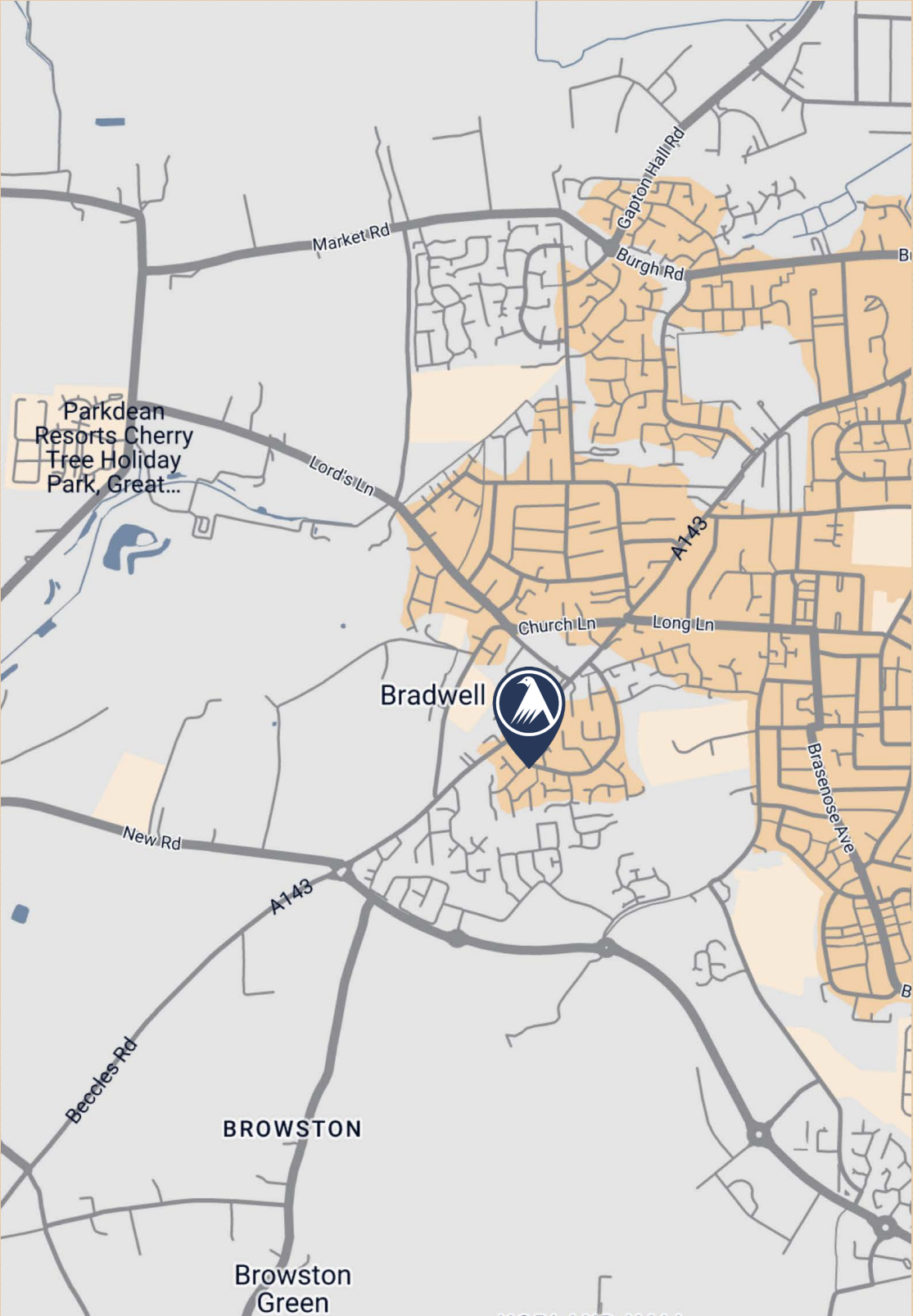


SITE PLAN

1. Residence
2. Garage
3. Conservatory
4. Driveway
5. Front Garden
6. Rear Garden
7. Patios
8. Gazebo
9. Garden Storage



Ref: 7231



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