



ADDRESS  
38 Hawthorn Avenue  
Bradwell  
Norfolk  
NR31 8PX

TENURE  
Freehold

L  LARKES S

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**‘THE GENEROUS PLOT IS ARRANGED WITH THE PROPERTY SET TOWARDS THE FRONT CREATING A LARGE SOUTH WESTERLY REAR GARDEN, WITH PATIOS AND A BAR AREA FOR HOSTING GUESTS’**

Imagine you had a book wallet

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# P

ositioned on Hawthorn Crescent, a quiet and popular residential street in the village of Bradwell, is this single storey two-bedroom home.

The generous plot is arranged with the property set towards the front creating a large south westerly rear garden, with patios and a bar area for hosting guests.

A paved driveway with ample parking leads to the property. Entrance is to a porch with plentiful storage space which in turn opens into a central hallway. The accommodation is arranged with private sleeping quarters to the front and to the rear you'll find the reception areas and kitchen.

The North facing Bedrooms are of generous proportions with large windows overlooking the front gardens, the primary bedroom offers fitted wardrobes. Back off the hallway a recently updated family bathroom is fully tiled with panelled bathtub, shower cubicle, WC and washbasin. A heated towel rail

provides heat. There is a second WC adjacent to the bathroom adding further convenience

The property has been extended to the rear and now offers generous floor space; an open plan living/dining room has French doors to the conservatory. The adjacent kitchen features plentiful cabinetry, laminate worktop surfaces with inset stainless-steel sink unit, breakfast bar, and range cooker. Large, glazed doors provide pleasant views and easy access to the conservatory and gardens beyond.

The garden has been thoughtfully arranged to create a series of sections with different characters. A patio area for alfresco dining is positioned by the kitchen and the garage has been converted into a home bar. Steps up from the patio lead to the lawn which occupies the centre of the garden with specimen trees. The bottom of the garden returns to a patioed surface with a secluded garden storage area and a timber garden studio perfect for use as an occasional guest room or home gym.



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Tenure: Freehold  
Heating: Gas Central Heating  
Council Tax: Band B (£1,551)

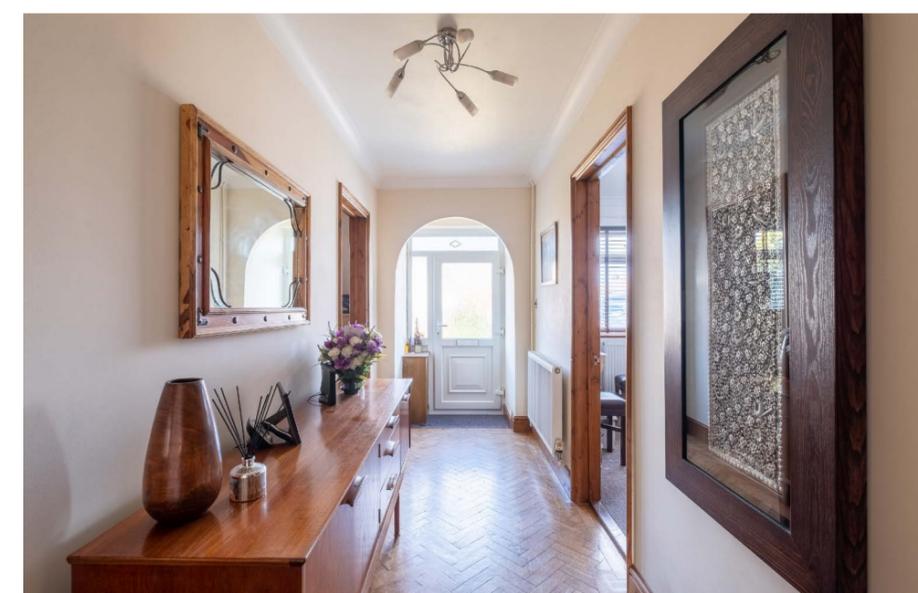
Located in central Bradwell, a Broadland village with easy transport links to the Market Town of Great Yarmouth (five-minute drive), Lowestoft (ten-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

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.*



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**‘GORLESTON’S SANDY EDWARDIAN BEACH IS A SHORT DRIVE AWAY, ALONG WITH ITS TRADITIONAL SEASIDE GARDENS’**



**FIND YOUR NEST**



1. Conservatory
2. South facing private garden
3. Bar area
4. Rear garden area & garden studio
5. Patio area & conservatory

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NEST

## HAWTHORN CRESCENT BRADWELL

### APPROXIMATE FLOOR AREA

Residence = 101.4 sq m / 1,091 sq ft  
 Outbuildings = 35.1 sq m / 377 sq ft  
 Total = 136.5 sq m / 1,469 sq ft

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

### VIEWING ARRANGEMENTS

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

TENURE: Freehold

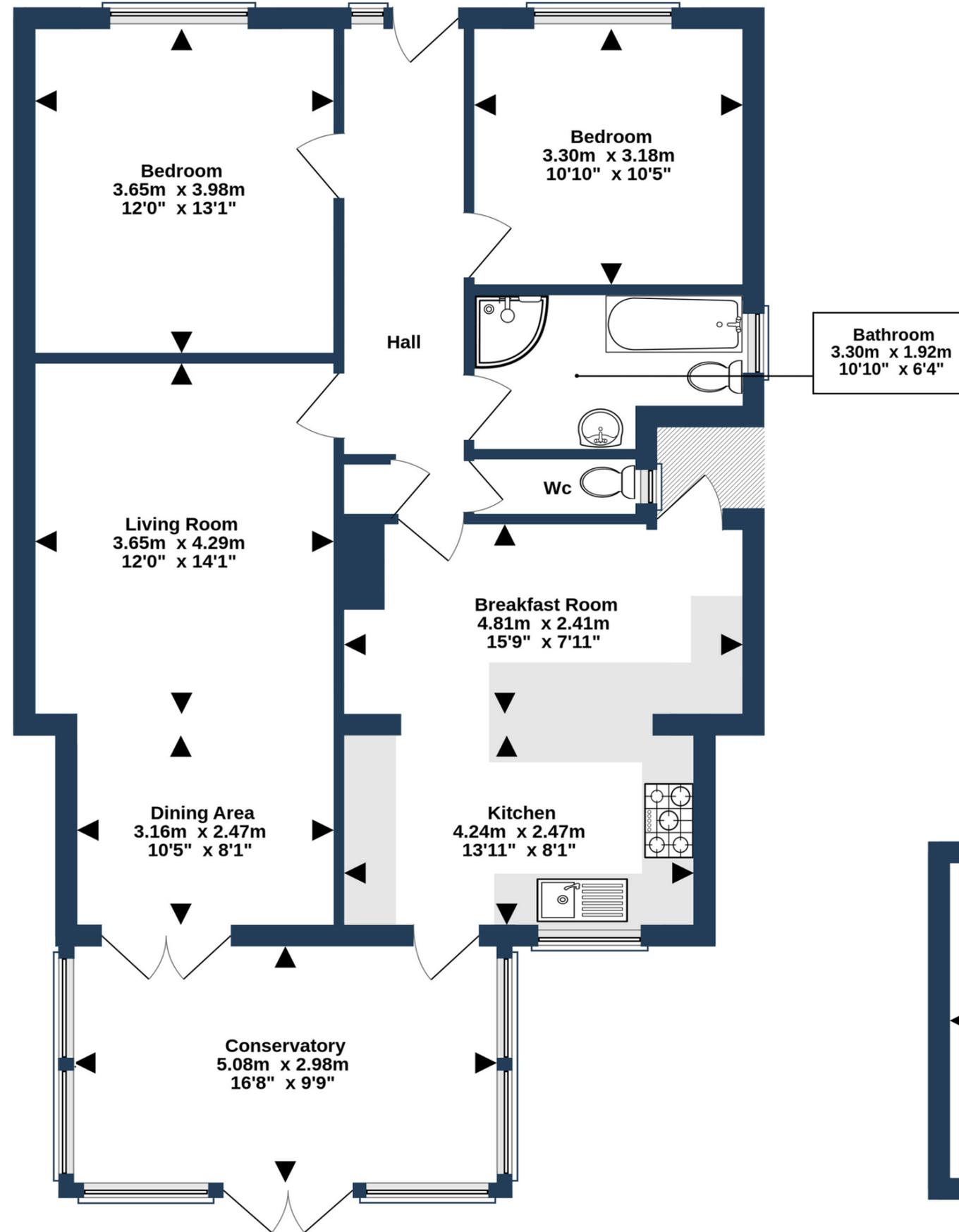
COUNCIL TAX: Band B (£1,551)

ENERGY RATING: C 69

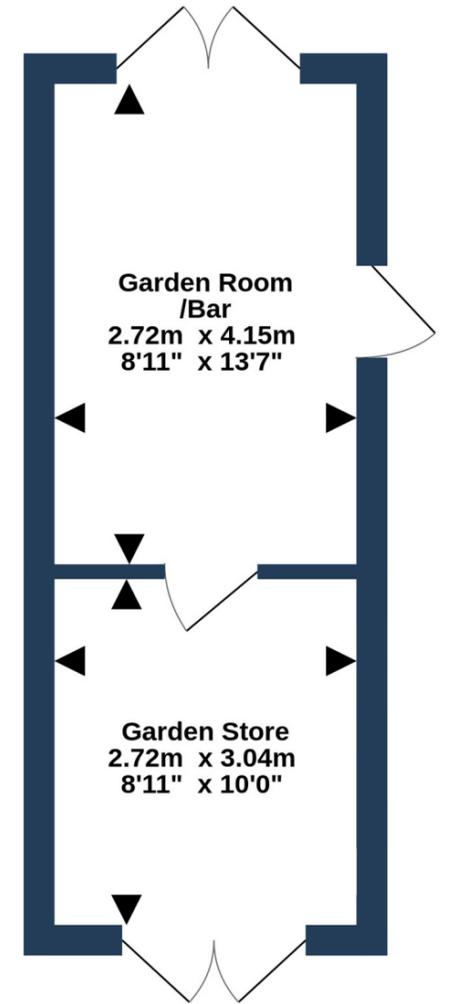


**FIND  
YOUR  
NEST**

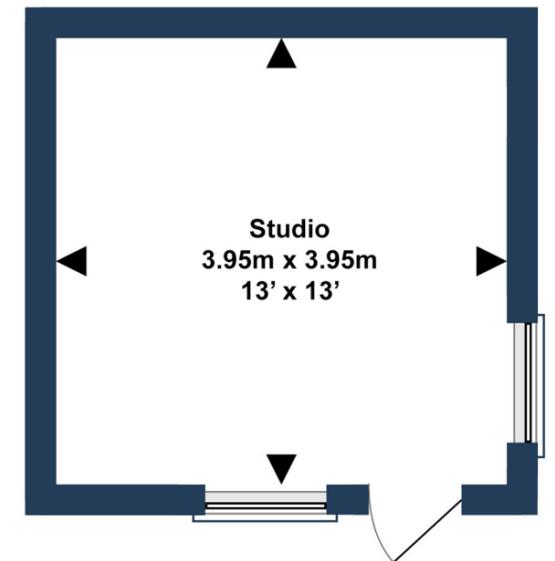
Residence  
 101.4 sq.m. (1091 sq.ft.) approx.



Former Garage  
 19.6 sq.m. (210 sq.ft.) approx.



Garden Studio  
 15.5 sq.m. (167 sq.ft.) approx.



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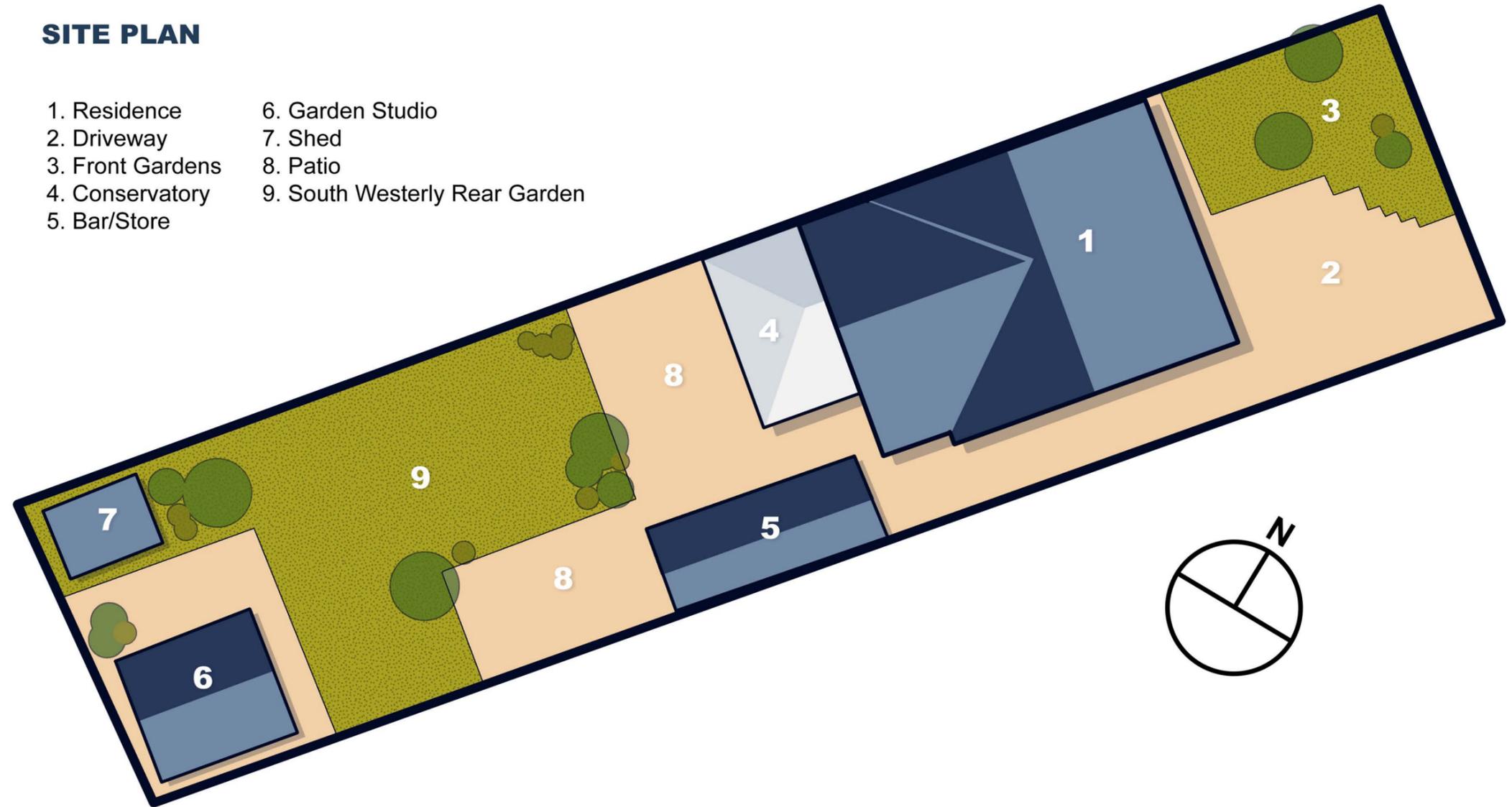
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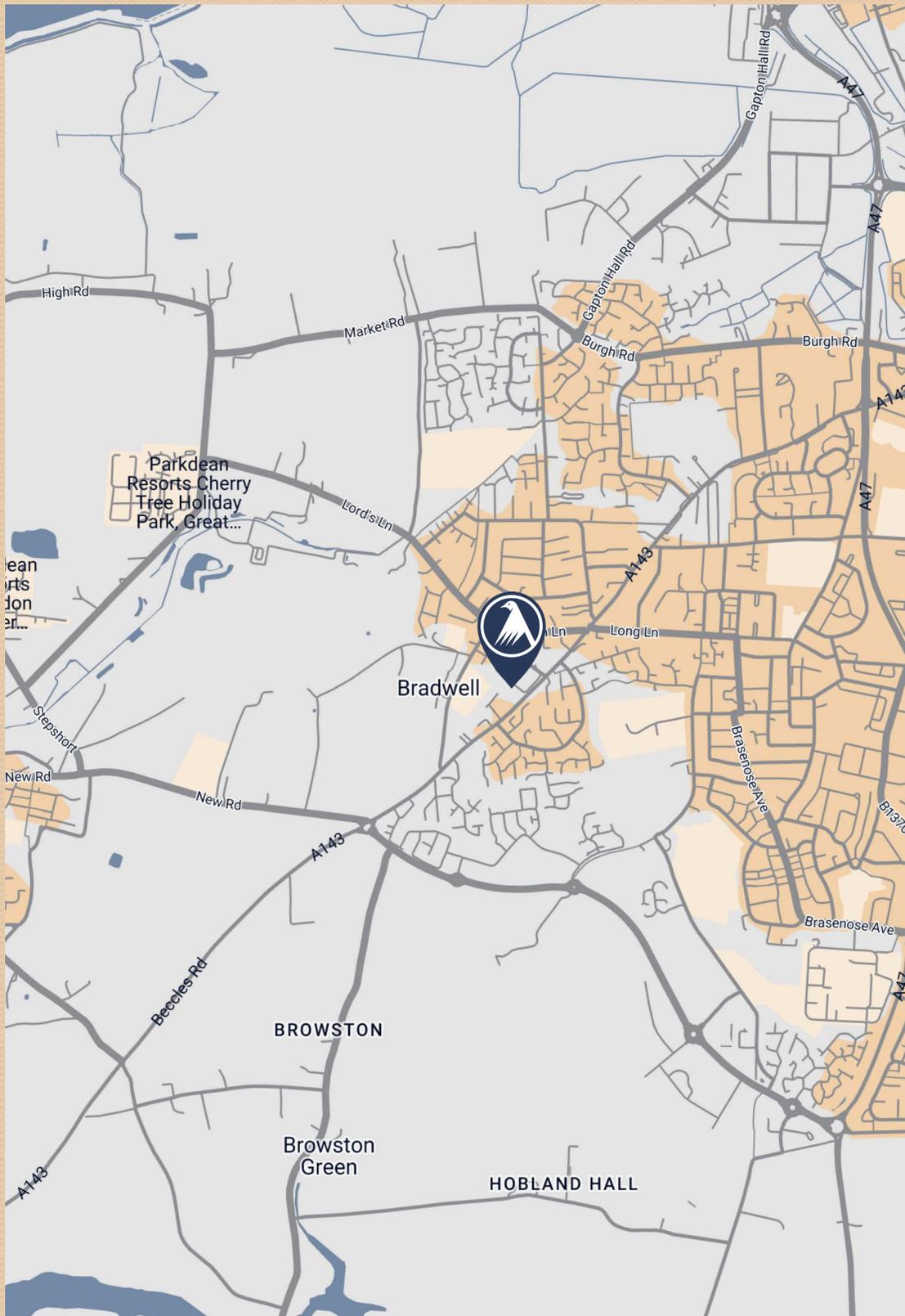
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### SITE PLAN

- |                  |                               |
|------------------|-------------------------------|
| 1. Residence     | 6. Garden Studio              |
| 2. Driveway      | 7. Shed                       |
| 3. Front Gardens | 8. Patio                      |
| 4. Conservatory  | 9. South Westerly Rear Garden |
| 5. Bar/Store     |                               |



Ref: 7241



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