



108 El Alamein Way, Bradwell

Great Yarmouth



Minors & Brady

108 El Alamein Way

Bradwell, Great Yarmouth

Enjoying a peaceful position in a quiet cul-de-sac, this well-presented two-bedroom mid-terraced home offers a smart and practical living space in a popular part of Gorleston. The lounge/diner is generous and inviting, finished with fresh new carpets, while the modern kitchen features wood-effect units and tiled flooring, with direct access to the rear garden. Upstairs offers two good-sized bedrooms, including one with a fitted wardrobe, and a stylishly updated bathroom with a rainfall shower over the bath. The enclosed rear garden includes a patio, lawn, and useful timber shed, with open views across a large playground behind. A double-length driveway at the front provides two off-road parking spaces, adding to the convenience of this appealing home.

Location

El Alamein Way is positioned in a well-established residential area of Gorleston, offering convenient access to a wide range of local amenities. Just a short distance from the James Paget University Hospital, the location is also well placed for Gorleston beach, the town centre, and several popular schools. Excellent transport links via the A47 and nearby bus routes make it easy to reach Great Yarmouth, Lowestoft, and Norwich. Nearby green spaces, supermarkets, and leisure facilities add further appeal for both families and professionals. Gorleston Golf Club is within easy reach for those who enjoy the outdoors, while the nearby Riverside Leisure Centre offers a full gym and swimming facilities. For day-to-day needs, you'll find everything from cafes and takeaways to pharmacies and convenience stores within walking distance. The area enjoys a strong community feel, making it a sought-after spot for long-term residents.

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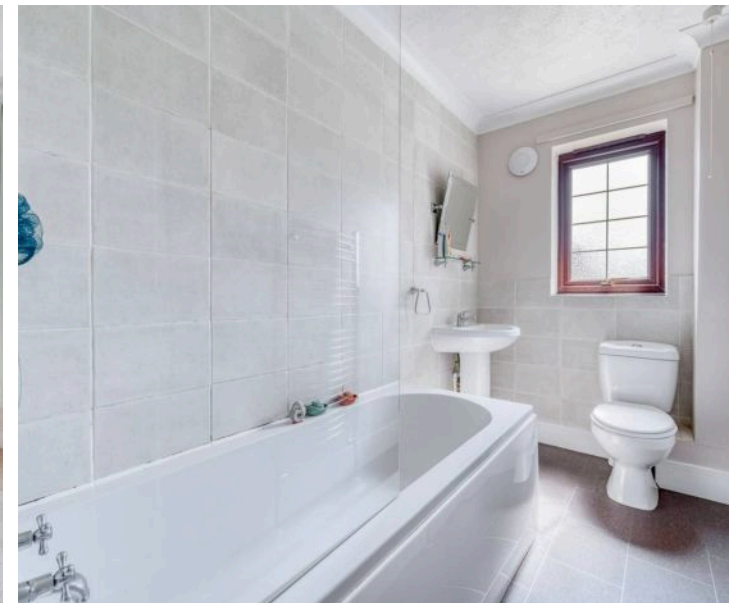
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Step into the porch and continue through to the generous lounge/diner, where brand new carpet adds warmth underfoot and extends up the stairs to the landing. This is a practical and inviting space with room to relax and dine, a front-facing window, radiator, dado rail, and both television and telephone points. There's also useful under-stairs storage for added convenience. The room is finished with coving and a smooth plaster ceiling for a neat, well-kept feel.

Move through to the kitchen, fitted with modern wood-effect units, coordinating worktop space, and a stainless steel single drainer sink with mixer tap. A tiled splashback adds a practical touch, and matching wall cupboards provide additional storage. The kitchen also features tiled flooring for durability and easy maintenance. Integrated appliances include a built-in fan-assisted oven with grill, four-ring electric hob, and stainless steel extractor hood. There's a utility area beneath the worktop with plumbing for a washing machine, space for a fridge/freezer, and a wall-mounted gas boiler. There's also a rear door opening onto the garden patio for easy outdoor access.

Upstairs, the main bedroom offers a calm and spacious retreat, featuring a fitted double wardrobe with mirrored sliding doors, a built-in airing cupboard over the stairs, and a TV point. The coved and textured ceiling completes the space. The second bedroom is also a generous size, recently redecorated, and includes a radiator and matching ceiling finish.



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The contemporary family bathroom is stylishly presented with a white suite, comprising a panelled bath with tiled surround and overhead rainfall shower, a pedestal wash basin, and a WC. A chrome towel radiator and extractor fan add practicality, while fresh décor and coving finish the room neatly.

Outside, the rear garden is fully enclosed and enjoys a good sense of privacy, bordered by timber fencing and laid mainly to lawn. A paved patio sits directly behind the house, creating a pleasant space for outdoor seating or summer dining. There's also a timber shed with a felt roof, providing handy storage for garden tools or bikes. The garden offers scope to personalise further if desired. To the front, the property benefits from a double-length driveway providing two off-road parking spaces, adding to the practicality of this well-presented and conveniently located home.

Additionally, the home features double glazing and new carpets throughout, adding comfort and a move-in-ready finish.

Agents notes

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

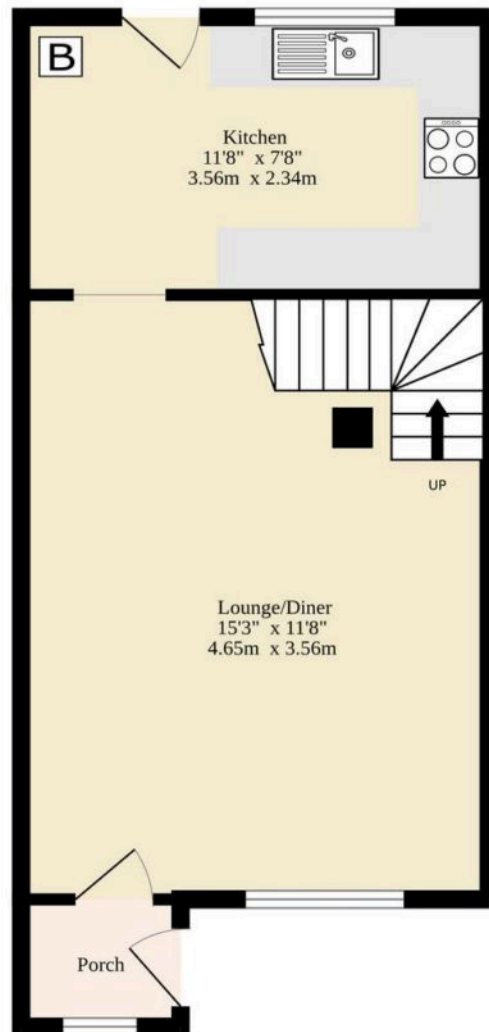
Heating system- Storage Heaters

Council Tax Band- B

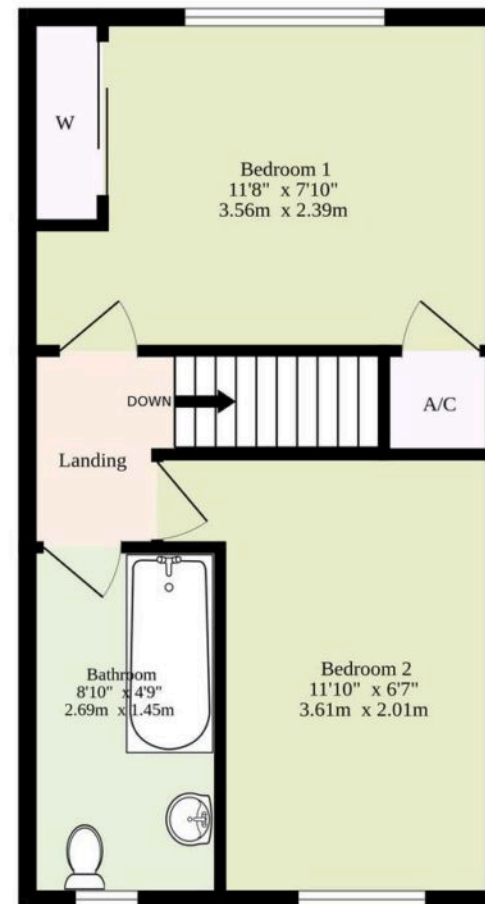


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Ground Floor
287 sq.ft. (26.7 sq.m.) approx.



1st Floor
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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