



38 Howard's Way, Bradwell

Great Yarmouth



Minors & Brady

38 Howard's Way

Bradwell, Great Yarmouth

At the end of a cul-de-sac in the heart of Bradwell, this modern detached bungalow offers a comfortable and low-maintenance way of living. Overlooking a village green and built in 2016, the home has had just one owner and remains in excellent condition throughout. Inside, bright and well-proportioned spaces include a welcoming hall, a spacious sitting room with French doors to a conservatory, and a well-equipped kitchen/dining room. Three versatile bedrooms, including one with an en-suite, provide flexibility for family life or working from home. Outside, a landscaped garden, off-road parking, and an integral garage complete this well-balanced home within easy reach of local amenities.

Agents note

We understand that this property is being sold as a leasehold, with approx. 92 years left on the lease.

Service charge & communal maintenance fee capped at £300 p/a.

Option to buy the lease for £2,000 up to December 2026.

Please call our Caister office for further information on the leasehold.



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- Detached bungalow positioned down a quiet cul-de-sac in the village of Bradwell
- Built in 2016 with only one owner, showcasing an immaculate interior
- Overlooks a village green, with a variety of amenities close by
- Spacious sitting room accentuated by a decorative feature fireplace and French doors that flow into the conservatory, inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Open-plan kitchen/dining room equipped with quality cabinetry, an integrated oven, a built-in dishwasher and a fridge/freezer
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a playroom
- A private en-suite and a family bathroom, accommodating all residents in the household
- A private, landscaped garden featuring a patio for seating arrangements, a laid to lawn and shingled boundaries
- A brick-weave driveway providing off-road parking and an integral garage for storage options



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Location

Howards Way is situated in the Norfolk village of Bradwell, a residential area on the southern edge of Great Yarmouth, with Gorleston just a short drive away and the town centre within easy reach. The local area offers everyday conveniences with small shops and a Tesco Express, while larger supermarkets, high street stores, and coastal amenities are a short journey into Gorleston or central Great Yarmouth.

Families have access to several schools within Bradwell itself, including Homefield Church of England VC Primary School, St Mary's Infant and Junior School, and Hemsby High School nearby for older students. The area is well connected by regular bus services to Gorleston, Great Yarmouth, and surrounding areas, with road links providing easy access to Norwich and the wider region. Howards Way combines a peaceful, suburban feel with practical access to schools, shops, transport, and the coast, making it a convenient and comfortable place to live.



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In the village of Bradwell, this detached bungalow enjoys a pleasant position overlooking a village green. Built in 2016 and owned by the same occupier since new, the property has been well cared for and is presented in excellent condition throughout.

The entrance hall offers a warm welcome, with built-in storage and a cloakroom/WC. The sitting room is a comfortable space, featuring a decorative fireplace and French doors that open into the conservatory, creating an easy connection between the main living area and the garden. The conservatory provides a bright additional space, ideal for relaxing or enjoying views of the garden year-round.

The kitchen/dining room is thoughtfully designed with quality fitted units, an integrated oven, built-in dishwasher, and fridge/freezer, offering both practicality and a pleasant area for everyday meals or informal gatherings.

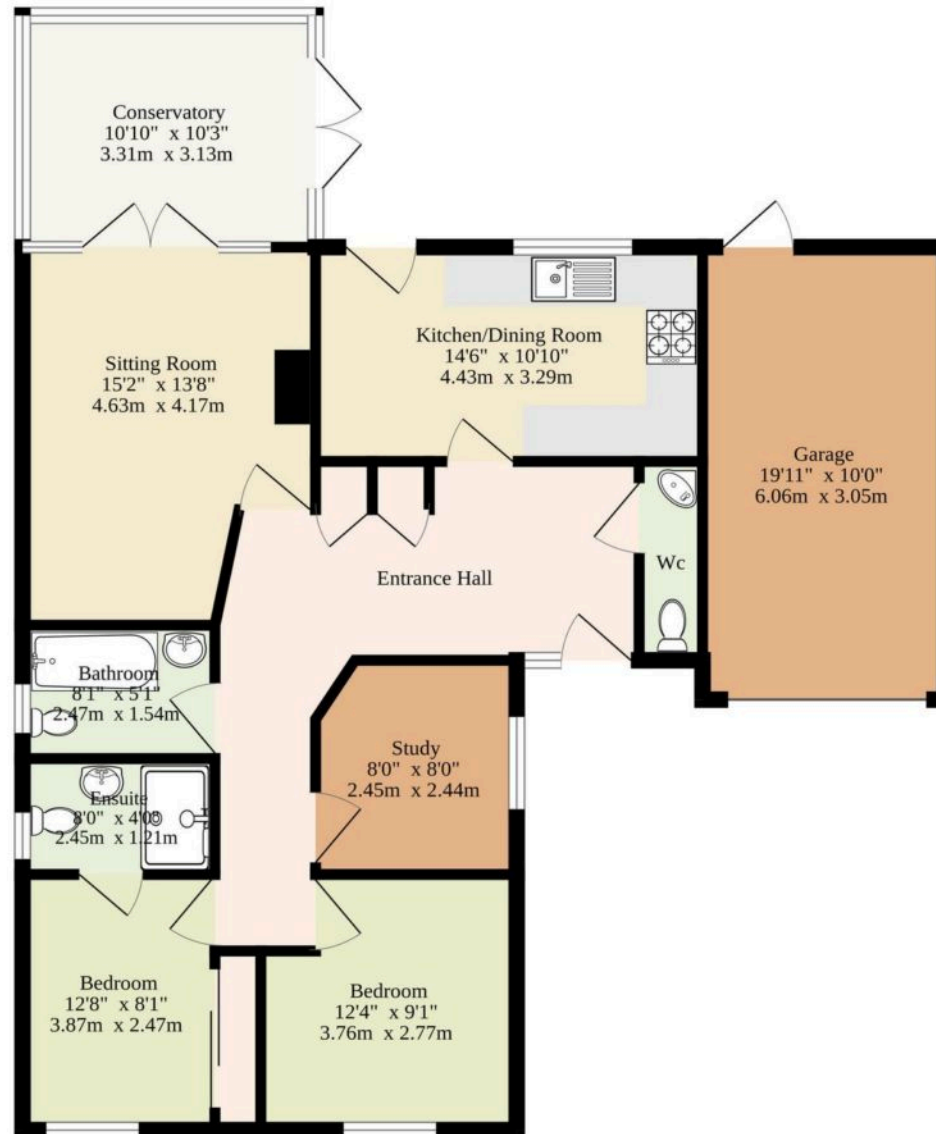
There are three bedrooms, each offering flexibility to suit different needs, whether as sleeping accommodation, a home office, or hobby room. The main bedroom includes an en-suite shower room, while a family bathroom serves the remaining rooms.

Outside, the rear garden is attractively landscaped with a patio seating area, a neat lawn, and shingled borders. To the front, a brick-weave driveway provides off-road parking and leads to an integral garage, offering additional storage or workspace options.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
1145 sq.ft. (106.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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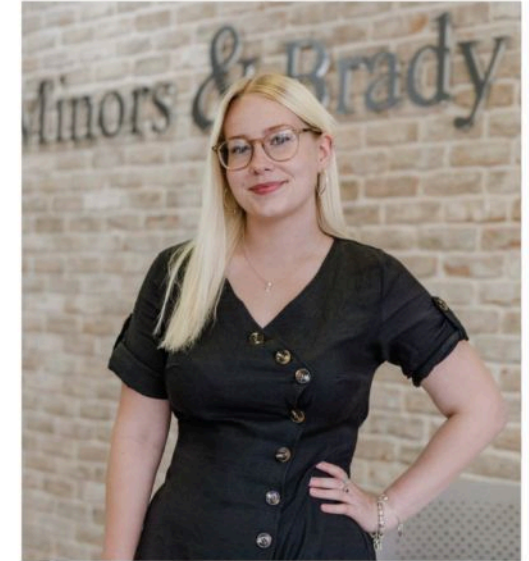
Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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