



71 Homefield Avenue, Bradwell

Great Yarmouth



£280,000
Minors & Brady

71 Homefield Avenue

Bradwell, Great Yarmouth

Occupying a prominent corner position in the village of Bradwell, this detached bungalow captures the essence of comfortable, low-maintenance living. The interior flows naturally from a bright sitting room with a feature fireplace to a sunlit conservatory overlooking the wrap-around garden. With a practical kitchen and utility space, two double bedrooms, and an easily accessible wet room, the home is both functional and inviting. Outside, the neatly landscaped gardens, private driveway, and detached garage add to its appeal, offering an easy, relaxed lifestyle with room to shape it to your own style.



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- Positioned on a prominent corner plot within the village of Bradwell, lies this detached bungalow that is well-presented throughout
- Potential to adapt to your own preferences and style
- Spacious sitting room accentuated by a large front-facing window and a decorative feature fireplace, inviting relaxation and entertaining
- Internal sliding doors open into a light-filled conservatory, offering panoramic views of the wrap-around garden, allowing you to enjoy the outdoors within the comfort of your home
- Kitchen fitted with wall and base cabinetry, an oven, areas for your own appliances and a breakfast bar unit for casual dining
- Rear porch that is currently utilised as a utility room, ideal for laundry appliances
- Two double bedrooms offering comfort and privacy, alongside a easily accessible wet room
- Large, wrap-around gardens that are well-maintained, featuring a patio for seating arrangements, a laid to lawn, shingled areas, mature trees and a timber summerhouse
- Gated access to a driveway providing off-road parking and a detached garage offering storage options
- Close to local shops, schools for all ages, healthcare facilities and transport links



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Location

Homefield Avenue sits in the heart of the Norfolk village of Bradwell, a quiet residential area just west of Great Yarmouth. The street itself is lined with semi-detached and terraced homes, giving it a calm, community-focused atmosphere. For daily essentials, residents have easy access to local shops including a Co-op, a small Tesco Express, and independent food and convenience stores along Burgh Road, as well as a few family-run butchers and bakeries. Families benefit from several nearby schools: the primary Homefield Church of England School is right on the avenue, while Hillside Primary School and Woodlands Primary Academy are within walking distance. Secondary education is provided by Ormiston Venture Academy and Lynn Grove Academy, both a short bus ride or cycle away.

Healthcare needs are met locally by GP surgeries such as Falkland Surgery, with dental and pharmacy services scattered throughout the village; for hospital care, James Paget University Hospital in nearby Gorleston is easily accessible. Transport links are convenient: regular bus services connect Bradwell with Great Yarmouth, Gorleston, and surrounding villages, while the nearest train station in Great Yarmouth provides rail access further afield. Roads are well-connected, making it straightforward for residents to commute or explore the Norfolk coast. Parks and green spaces nearby make it ideal for families, and the village has a friendly, community-focused vibe that's characteristic of Norfolk coastal towns.



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Upon entering, a welcoming hallway leads you through to the heart of the home, a spacious sitting room bathed in natural light from a large front-facing window. The decorative feature fireplace adds a cosy focal point, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. Internal sliding doors open into a light-filled conservatory, where panoramic views of the surrounding wrap-around garden bring the outdoors in, allowing you to enjoy the beauty of nature throughout the seasons.

The kitchen is thoughtfully fitted with wall and base cabinetry, an oven, and space for additional appliances, complemented by a breakfast bar that encourages casual dining and everyday conversation. A rear porch, currently utilised as a utility room, provides a practical space for laundry and household tasks.

Two well-proportioned double bedrooms offer comfort and privacy, while the easily accessible wet room enhances convenience and functionality.



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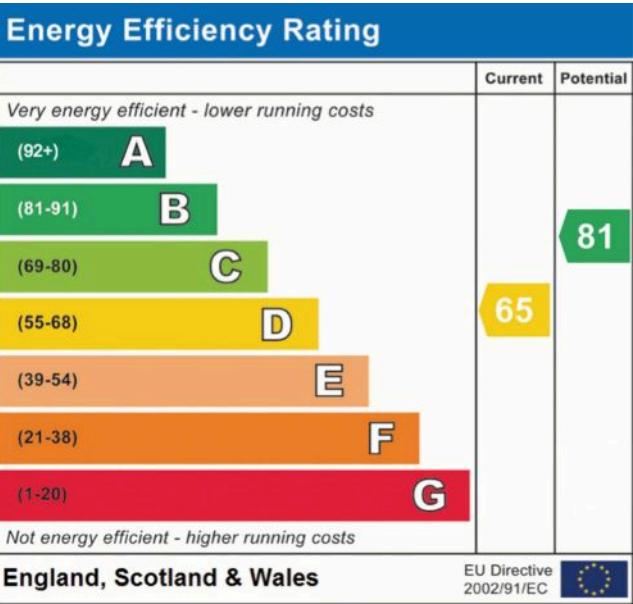
Bradwell, Great Yarmouth

Outside, the property truly shines. The expansive wrap-around gardens are well-maintained, featuring a mix of lawn, shingled areas, mature trees, and a charming timber summerhouse. A paved patio provides a delightful spot for outdoor seating. Gated access leads to a private driveway offering off-road parking and a detached garage for additional storage or workshop potential.

This appealing Bradwell bungalow combines comfort, practicality, and outdoor enjoyment in equal measure. With its well-kept presentation, adaptable spaces, and peaceful setting, it offers a wonderful opportunity to embrace village living while personalising the home to suit your own lifestyle and taste.

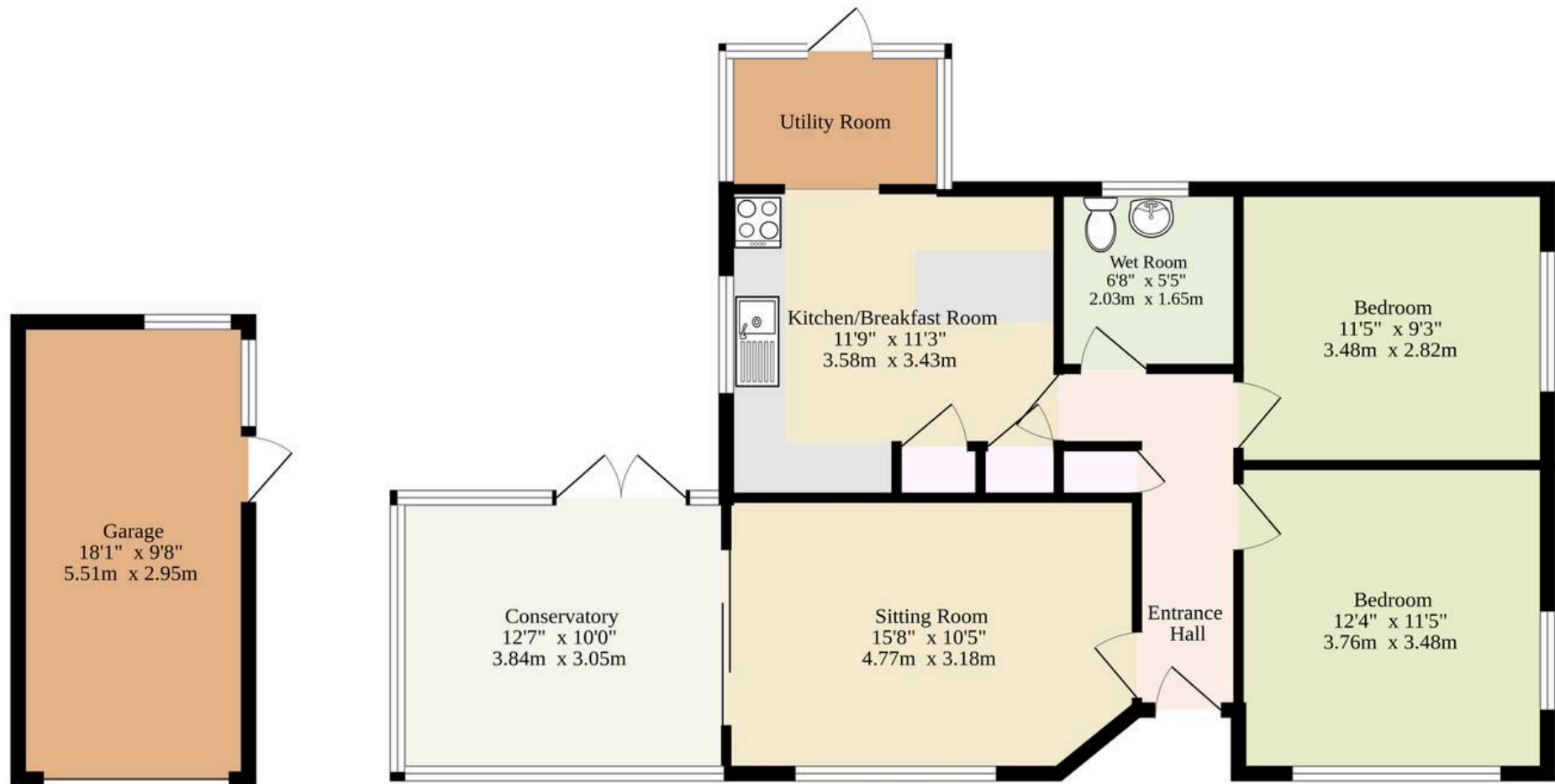
Agents note

Freehold



Garage
177 sq.ft. (16.4 sq.m.) approx.

Ground Floor
820 sq.ft. (76.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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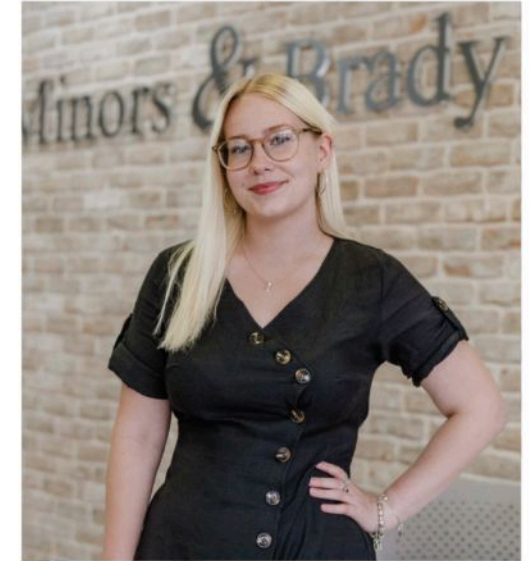
Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet *James*
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Meet *Lauren*
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Minors & Brady
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