



8 Fulmar Close, Bradwell

Great Yarmouth



Minors & Brady

8 Fulmar Close

Bradwell, Great Yarmouth

Step into a home where light, space, and comfort come together to create an inviting lifestyle in the heart of Bradwell. This detached residence offers the freedom of versatile living, with an open-plan sitting and dining area that flows seamlessly for family time and entertaining. A sun-filled conservatory extends the living space, connecting you to the garden throughout the seasons, while a well-planned kitchen provides a practical hub for everyday life. Upstairs, three bedrooms, two with built-in storage, offer calm and flexibility, complemented by a modern shower room. Outside, the private wrap-around garden is designed for both ease and enjoyment, with a patio for outdoor dining, an artificial lawn for low maintenance, and mature beds adding greenery. With the added benefits of a driveway and garage, all set within a desirable village location, this is a home that embraces both comfort and convenience, ready to be shaped around the way you live.



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- Detached residence positioned in the desirable village of Bradwell
- Family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Open-plan sitting/dining room that creates an effortless flow for relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven and under-counter areas for your own appliances
- A large, light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three bedrooms, two with built-in storage, alongside a shower room
- A private, wrap-around garden featuring a patio for seating arrangements, an artificial lawn and established beds
- A paved driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



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Location

Fulmer Close is a quiet residential street situated in the heart of Bradwell, a historic village on the western edge of Great Yarmouth in Norfolk. The area is primarily made up of family homes and enjoys a peaceful, community-focused atmosphere. Residents benefit from a variety of local amenities within easy reach. For everyday shopping, there are convenience stores, small independent shops, and a traditional village post office, while nearby High Street and Mill Lane host a selection of cafes, takeaways, and specialist stores, including a butcher and a bakery. Families with children have access to several schools in close proximity: primary education is provided by Hillside Primary School and Homefield Church of England Primary, while secondary schooling options include nearby Lynn Grove Academy and local academies in Gorleston.

Healthcare needs are met by the Millwood Partnership and Bradwell Medical Centre, both offering general practice services, while larger hospitals in Great Yarmouth provide wider medical care. Transport links are strong: regular bus services connect residents to Great Yarmouth town centre, surrounding villages, and local railway stations. The A143 and other main roads are easily accessible by car, providing links across Norfolk, while local cycling and walking routes allow for convenient travel within the village. Fulmer Close thus combines the charm of village life with practical access to essential services, schooling, healthcare, and transport.

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Proudly positioned in the desirable village of Bradwell, this detached residence presents an inviting family home that balances comfort, practicality, and a relaxed lifestyle. The property is well-placed to enjoy the charm of village living while still offering excellent access to local amenities, schools, and connections further afield.

On arrival, the home welcomes you through a bright entrance hall, which immediately sets a warm tone and is thoughtfully complemented by a convenient ground-floor WC. The layout of the property has been designed with family living in mind, offering spacious and flexible accommodation that can be styled to suit your personal preferences.

The open-plan sitting and dining room forms the heart of the home, a versatile space that flows effortlessly for everyday living as well as entertaining. Large windows ensure plenty of natural light, while the arrangement lends itself equally to cosy evenings in or lively gatherings with friends and family. Adjacent to this is a practical kitchen, fitted with a range of cabinetry, an integrated oven, and under-counter areas ready to accommodate your chosen appliances. Its design provides scope for personal touches, allowing you to create a culinary space tailored to your needs.



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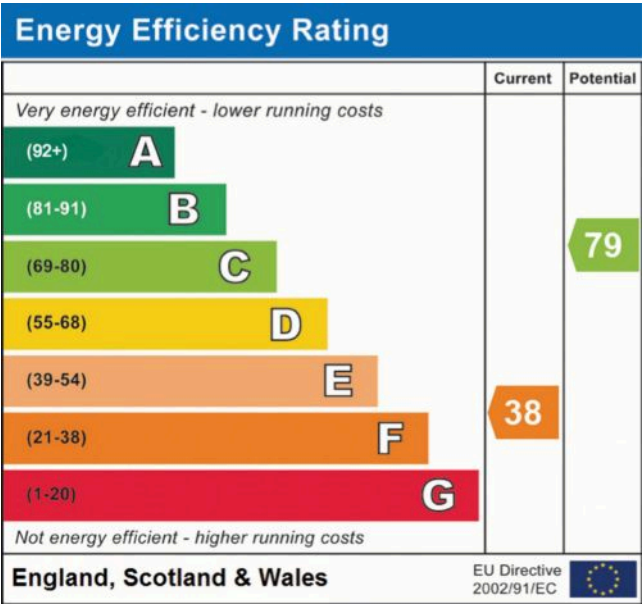
Bradwell, Great Yarmouth

One of the standout features of this property is the conservatory, a wonderfully light-filled space that extends the reception areas and connects the indoors with the garden. Whether used as a family room, a playroom or a hobby space, it allows you to enjoy views of the outdoors in all seasons, adding an extra dimension to the home.

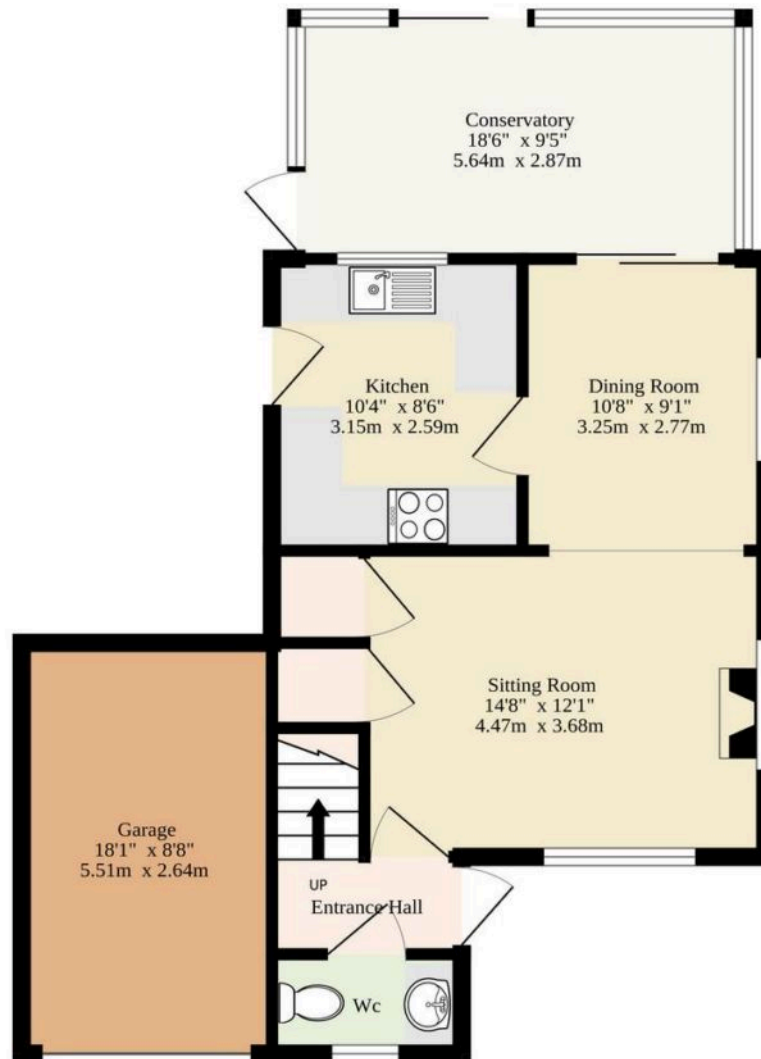
Upstairs, three bedrooms provide well-proportioned sleeping accommodation. Two of the rooms benefit from built-in storage, maximising space and practicality. The third offers flexibility as a guest room, nursery, or study if required. A modern shower room serves the bedrooms, comprising of a three-piece suite, designed with convenience in mind.

The outdoor space enhances the property’s appeal further. The private wrap-around garden is carefully arranged with a patio ideal for outdoor furniture, complemented by an artificial lawn that ensures easy maintenance, and established flowerbeds that bring colour and greenery throughout the year. To the front, a paved driveway provides ample off-road parking, while the garage offers additional storage or the potential for a workshop, keeping the home practical for everyday family life.

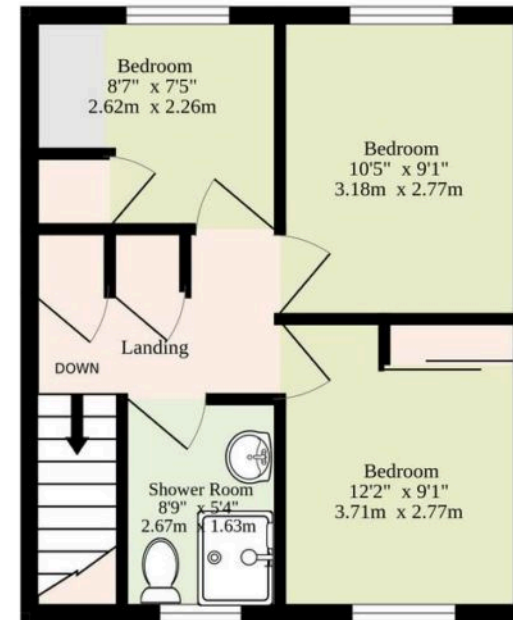
Altogether, this property combines versatile accommodation with light-filled living spaces and well-planned outdoor areas, making it a wonderful choice for those seeking a home in a highly regarded village setting.



Ground Floor
754 sq.ft. (70.0 sq.m.) approx.



1st Floor
369 sq.ft. (34.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
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Minors & Brady
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