



1 Cotman Drive, Bradwell

Great Yarmouth



Minors & Brady

1 Cotman Drive

Bradwell, Great Yarmouth

Positioned on a substantial wrap-around plot in the heart of Bradwell, this detached home combines generous, adaptable living spaces with a sense of calm and privacy. The interiors are spacious and thoughtfully arranged, with light-filled rooms that flow naturally from one to another, accommodating both everyday family life and moments of quiet retreat. Outside, the gardens extend around the house, offering a blend of open lawn, mature trees, and dedicated areas for work, play, and entertaining. Every element of the property, from the flexible reception rooms and home office to the luxury master suite and versatile garden room, has been designed to support a lifestyle of comfort and convenience.



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1 Cotman Drive

Bradwell, Great Yarmouth

- Chain free!
- Extended detached residence proudly positioned on a substantial wrap-around plot within the village of Bradwell
- Exceptional family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Large sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Versatile reception room with French doors, that is currently utilised as a playroom, leading into a dedicated home office
- Kitchen equipped with modern cabinetry and an integrated oven, complemented by a functional utility room and a formal dining room
- Master bedroom flaunting built-in wardrobes, a Juliet balcony and a private en-suite
- Three additional bedrooms offering comfort and privacy, alongside a family bathroom and landing storage
- Expansive, wrap-around gardens that are well-maintained, featuring a large patio, a sunken trampoline, a playground set and a garden room with electric
- A driveway providing off-road parking for multiple vehicles and a detached double garage for storage options



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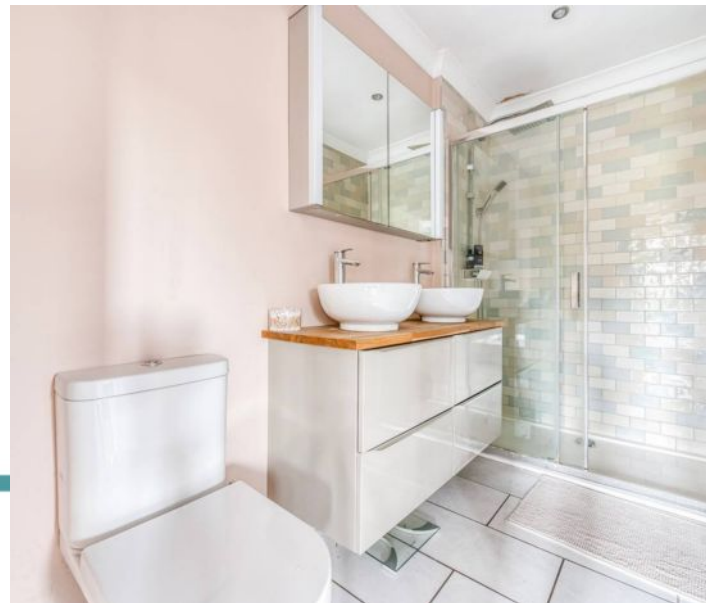
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Location

Cotman Drive sits in the peaceful village of Bradwell, just a short drive from the bustling seafront of Gorleston-on-Sea and within easy reach of Great Yarmouth. The street enjoys a quiet, residential atmosphere while keeping everyday conveniences close at hand. Local amenities include a convenience store, a pharmacy, and a few independent shops, perfect for picking up essentials or enjoying a relaxed morning stroll.

Families benefit from nearby schools such as Hillside Primary and Lynn Grove Academy, while healthcare needs are well served by the Bradwell Medical Centre and local dental practices. Transport links are practical, with regular bus services connecting the village to the surrounding towns, and the A143 providing swift road access for commuters or weekend trips to the Norfolk coast. Living here offers the appeal of a close-knit village community, with the convenience of shops, schools, and transport within easy reach, all framed by the scenic charm of the East Anglian countryside.



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Occupying an enviable wrap-around plot in the desirable village of Bradwell, this extended detached residence presents an exceptional opportunity for those seeking a refined family home with generous proportions, thoughtful design, and an adaptable layout to suit modern lifestyles.

Upon arrival, the property makes a strong impression with its substantial frontage, landscaped borders, and private driveway providing off-road parking for several vehicles. A detached double garage adds both convenience and flexibility for secure parking or additional storage.

The property opens with a welcoming entrance hall, complete with a convenient WC, setting the tone for the thoughtful layout throughout. The large sitting room is a warm and inviting space, enhanced by a decorative feature fireplace, perfect for relaxing evenings or hosting family gatherings. A second reception room with French doors, currently arranged as a playroom, leading into a dedicated home office. This sequence of rooms allows for seamless adaptability, catering to family needs as they evolve.



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The kitchen is designed with both style and practicality in mind, showcasing modern cabinetry, integrated oven, and sleek work surfaces that complement the home's contemporary aesthetic. Under-counter spaces accommodate essential appliances, while the adjoining utility room keeps household tasks discreetly tucked away. The formal dining room completes the ground floor, providing an elegant setting for family gatherings or dinner parties.

Upstairs, the master bedroom features built-in wardrobes, a Juliet balcony, and a luxurious en-suite with dual sinks and a walk-in shower. Three further well-proportioned bedrooms offer comfort and privacy, accompanied by a family bathroom with an L-shaped bathtub and additional landing storage.

Externally, the expansive wrap-around gardens are a true highlight of the home, meticulously maintained and designed for both leisure and entertaining. A large patio terrace provides space for al fresco dining and summer gatherings, overlooking an extensive sweeping lawn framed by mature trees for natural privacy. For families, the garden also includes a sunken trampoline and a play area.

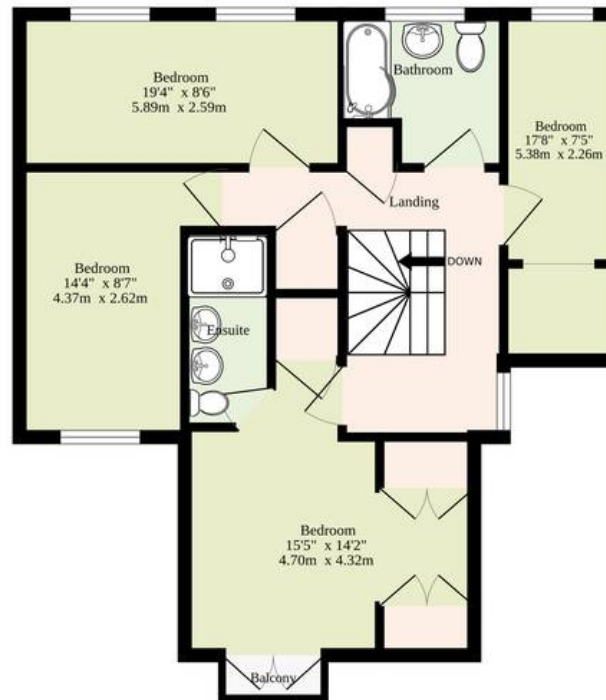
Further enhancing the home's appeal is a high-pressure water cylinder installed within the last five years, a Hive Smart Heating System, and a collection of energy-efficient features that ensure year-round comfort and effortless modern living.



Ground Floor
799 sq.ft. (74.2 sq.m.) approx.



1st Floor
883 sq.ft. (82.0 sq.m.) approx.



Double Garage
280 sq.ft. (26.0 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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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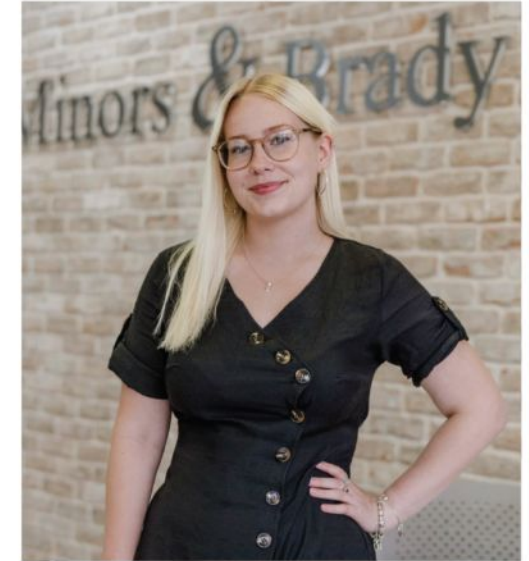
Dreaming of this home? Let's make it a reality



Meet Sarah
Senior Property Consultant



Meet James
Property Consultant



Meet Lauren
Property Consultant

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