



5 Church Lane, Bradwell

Great Yarmouth



Minors & Brady

5 Church Lane

Bradwell, Great Yarmouth

Positioned within a well-established residential setting along Church Lane in Bradwell, this three-bedroom semi-detached home is offered with no onward chain and provides a generous internal layout that flows naturally from room to room, including two separate reception spaces where the dining room opens to the garden through sliding doors and a neatly presented kitchen with integrated appliances. Outside, the south-facing enclosed rear garden features useful outbuildings and is supported by driveway parking for two vehicles, while inside, the family bathroom offers scope to update, bringing together all the key features within a setting that remains close to local amenities and convenient transport links.

Location

Church Lane sits within the historic village of Bradwell, a well-established coastal community on the western edge of Great Yarmouth. The area offers a strong range of everyday amenities, including local shops, schools, medical facilities, and leisure centres, all within easy reach, while nearby Gorleston provides a wider selection of supermarkets, cafés, and seafront attractions. Regular bus routes connect Bradwell to Great Yarmouth town centre and surrounding villages, with road links offering convenient access to Lowestoft and Norwich. Surrounded by open countryside yet close to the coast, the location suits those seeking a settled village feel with practical connections for work, schooling, and day-to-day life. Coastal walks, open green spaces, and access to the nearby Broads network further enhance the appeal of this well-connected village setting.

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Stepping inside, the ground floor opens into a welcoming entrance hall finished with durable laminate flooring and natural light drawn in from the side aspect. Panelled walls add character, while the staircase rises neatly to the first floor with a useful understairs cupboard providing integrated storage. Doors from the hall lead directly into all principal ground-floor rooms, allowing a practical and well-connected flow through the home.

Positioned at the front of the property, the lounge is a comfortable and well-proportioned reception room. Fitted carpet adds warmth, while a wide double-glazed window allows plenty of natural light. A gas fireplace with decorative surround and mantle forms a central focal point, giving the room a traditional feel and clear scope for enhancement.

The dining room is arranged independently and offers a generous and flexible space suited to everyday dining or entertaining. Laminate flooring continues underfoot, and sliding double-glazed doors open directly onto the south-facing garden, creating a strong visual link with the outdoor space and allowing light to move easily through the room.

The kitchen is neatly presented and arranged in a practical galley layout, finished with laminate flooring, fitted work surfaces, and light wood-effect cabinetry. Integrated appliances are in place, complemented by tiled splashbacks and a fitted sink with a draining board positioned beneath a rear-facing window. Additional side windows and a glazed door ensure the space remains bright throughout the day, while the layout offers clear potential for future updating.

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Rising to the first floor, the landing feels bright and open with panelled detailing and provides access to all three bedrooms, the family bathroom, and the loft space. The principal bedroom is positioned to the rear with views over the garden and built-in wardrobes, while the second bedroom sits to the front as a comfortable double with an airing cupboard, and the third bedroom is also front-facing, well-suited to use as a single bedroom, nursery, or home office.

The family bathroom is fitted with a WC, a wash basin set into a vanity unit, and a bath with a wall-mounted electric shower and glazed screen. Tiled walls and flooring provide a clean and practical finish, along with a clear scope to update.

Outside, the rear garden is fully enclosed and south-facing, laid mainly to lawn with a defined paved seating area. Useful outbuildings provide additional storage, and gated side access links the rear garden to the front of the property. To the front, the home is set back behind low brick wall boundaries with a defined garden area and a private driveway providing off-road parking for two vehicles, completing the overall offering of this well-located semi-detached home within a desirable part of Bradwell, close to local amenities and convenient transport links.

Agents notes

Sold freehold, connected to all main services.

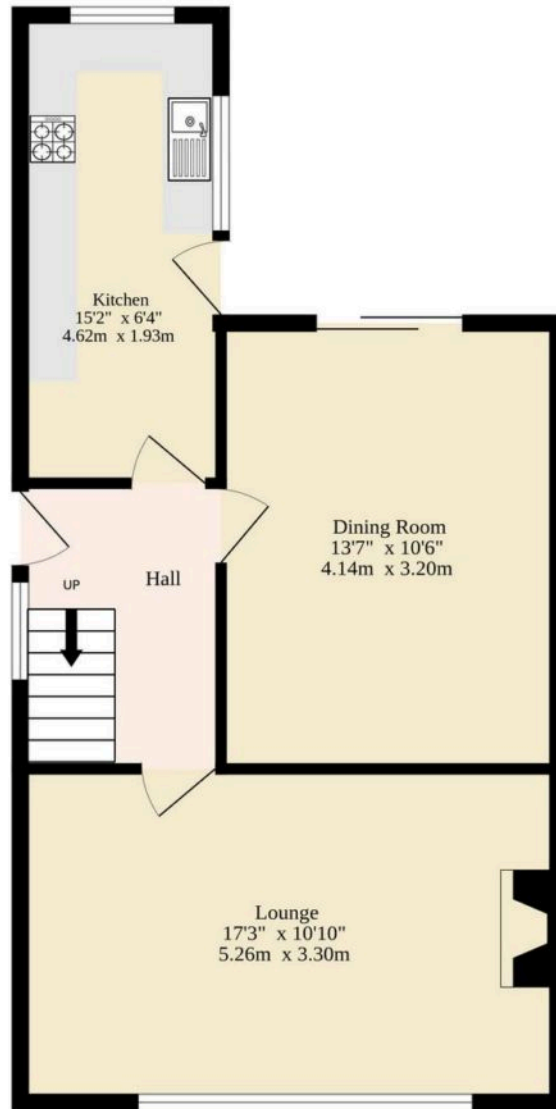
Gas Central Heating

Council Tax Band- B

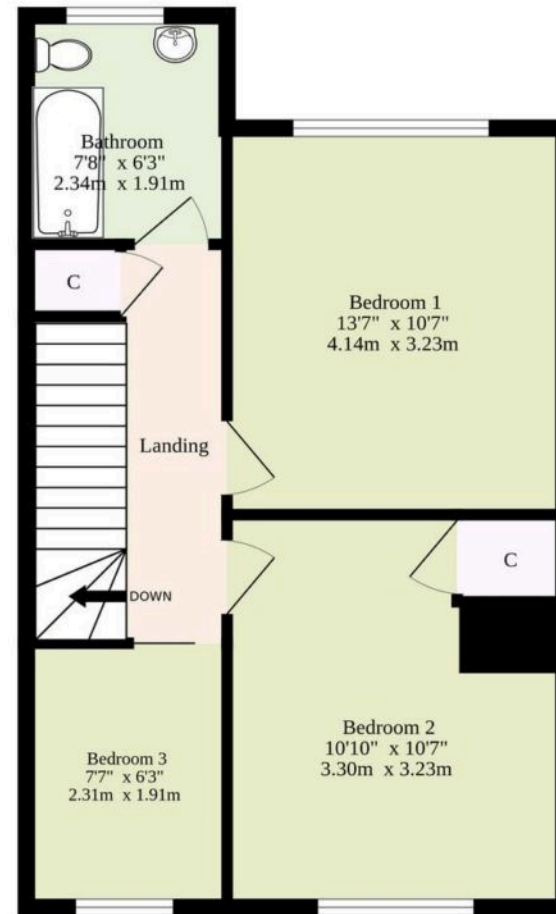


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Ground Floor
478 sq.ft. (44.4 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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?

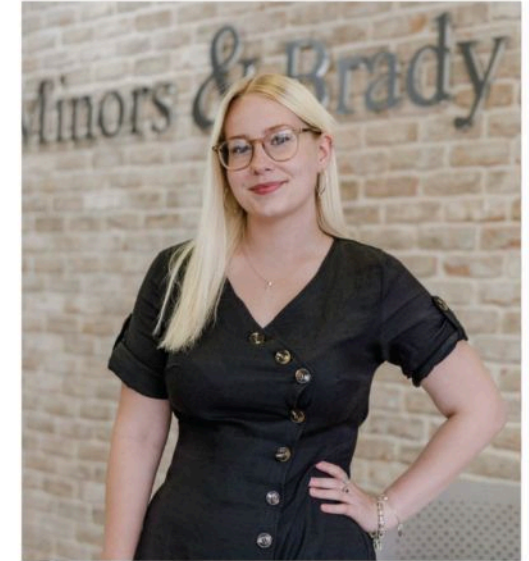
Let's make it a *reality*



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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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Minors & Brady

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