



2 Cook Close, Bradwell
Great Yarmouth

Minors & Brady



2 Cook Close

Bradwell, Great Yarmouth

This contemporary detached home, built in 2022, is perfectly placed within the popular Bluebell Meadow estate in Bradwell, offering a ready-made family lifestyle. Bright and airy living spaces flow seamlessly from the front-facing living room with French doors into a landscaped garden with two patios and an artificial lawn. The kitchen and dining area is designed for modern family life, complemented by a utility room and WC, while upstairs three bedrooms, including a generous master with en-suite, and a stylish family bathroom provide comfort and privacy. A brick-weave driveway and detached garage complete this turn-key home, combining practicality with relaxed, modern living.

- Detached residence built in 2022, proudly positioned within the popular Bluebell Meadow estate in the village of Bradwell
- Exceptional family home showcasing a turn-key condition that can easily adapt to your own preferences and style
- Spacious living room with a front-facing window and French doors out to the garden, inviting relaxation and entertaining
- Kitchen/dining room creating an effortless flow for everyday living and hosting occasional gatherings
- Kitchen equipped with quality cabinetry, an integrated oven, a breakfast bar unit, under-counter areas for appliances and a fridge/freezer
- Functional utility room for laundry appliances and additional storage, along with a convenient WC
- Three bedrooms offering comfort and privacy, one being a large master bedroom, benefiting from a private en-suite
- A family bathroom comprising of a contemporary three-piece suite
- A private, landscaped garden featuring two patio areas for seating arrangements and an artificial lawn
- A brick-weave driveway providing off-road parking and a detached garage for storage options



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Location

Cook Close is situated on the Bluebell Meadow estate in the village of Bradwell, on the southern edge of Great Yarmouth. The area combines a quiet residential feel with convenient access to everyday amenities. Local shops and services are within a short walk, including convenience stores, a post office, and cafés, while larger supermarkets and retail parks are a few minutes' drive away in nearby Great Yarmouth. Families have several schooling options close by, including Woodlands Primary Academy and Ormiston Herman Academy for younger children, with Ormiston Venture Academy serving secondary-age pupils.

Transport links are straightforward: regular bus services connect Bradwell with Great Yarmouth town centre, Gorleston, and surrounding villages, while Great Yarmouth railway station is a short drive away, providing connections toward Norwich and beyond. For leisure, the coast is very accessible, Gorleston Beach lies approximately 2-3 miles to the south-east, offering sandy beaches, a promenade, and coastal walks, while the wider Great Yarmouth seafront is also within easy reach. Residents enjoy a lifestyle that balances quiet suburban living with easy access to schools, shops, transport, and the seaside, making Cook Close a practical and comfortable place to call home.



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Built in 2022, this exceptional detached residence is proudly positioned within the sought-after Bluebell Meadow estate in the village of Bradwell. Offering turn-key condition, the home provides a versatile canvas, ready to adapt to your personal style and family's needs.

A welcoming entrance hall sets the tone, leading into a bright and airy interior. The spacious living room, featuring a front-facing window and French doors opening to the garden, creates an inviting space for both relaxation and entertaining.

At the heart of the home, the kitchen/dining room offers a seamless flow for everyday living and hosting family gatherings. It is fitted with quality cabinetry, an integrated oven, a breakfast bar, and dedicated spaces for appliances and a fridge/freezer.

Adjacent, a functional utility room provides laundry facilities and extra storage, complemented by a convenient WC.



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The first floor hosts three well-proportioned bedrooms, including a generous master suite with a private en-suite, ensuring comfort and privacy. A contemporary family bathroom with a modern three-piece suite, including a bathtub, a hand wash basin and a toilet, serves the remaining bedrooms.

Outside, the private landscaped garden features two patio areas ideal for outdoor dining or relaxing, alongside a low-maintenance artificial lawn. Off-road parking is available via a brick-weave driveway, with a detached garage offering further storage options.

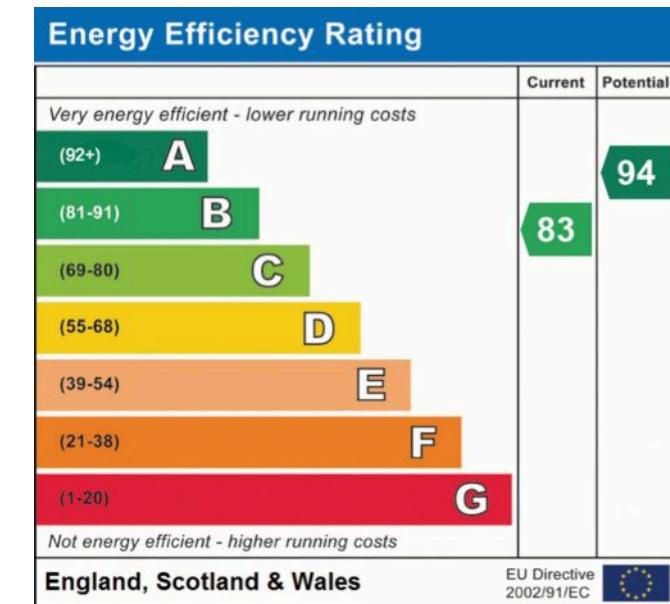
This home presents a rare opportunity to enjoy a modern, family-focused lifestyle in a thriving village setting.

Agents Note

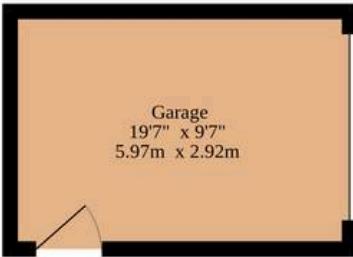
Freehold

Management fee: Approx. £115 p/a to Remus Property Management Services.

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Ground Floor
642 sq.ft. (59.6 sq.m.) approx.



1st Floor
514 sq.ft. (47.8 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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

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