

Minors & Brady  
MAISTER-ON-SEA  
FOR SALE  
01493 600188

2 Willow Avenue, Bradwell

Great Yarmouth



Minors & Brady



## 2 Willow Avenue

Bradwell, Great Yarmouth

Presented as a well proportioned semi detached bungalow, this single-level home offers a practical and easy-to-manage layout throughout. The accommodation includes a generously sized sitting room, a fitted kitchen offering scope for personalisation with direct access into the conservatory, two bedrooms, including a main bedroom with French doors opening into the conservatory, and a family bathroom finished with tiled walls. The interior has been freshly plastered and benefits from a newly installed boiler. Outside, the bungalow features a newly landscaped rear garden with a detached outbuilding for storage or workshop use, along with off-road parking via a driveway. Located within the established village of Bradwell, to the west of Great Yarmouth, the property is well placed for everyday amenities, including local shops, supermarkets, schools, medical facilities, and leisure options.

### Location

Willow Avenue is set within the established village of Bradwell, a well-served location to the west of Great Yarmouth. The area offers a good range of everyday amenities, including local shops, supermarkets, schools, medical facilities, and leisure options, all within easy reach. Nearby Gorleston-on-Sea provides access to the seafront and promenade, while the surrounding countryside and the Norfolk Broads offer opportunities for outdoor activities. Road links via the A47 allow straightforward travel across Norfolk and onward connections, making this a practical and convenient base for both local and regional travel. Regular bus services also connect Bradwell with surrounding villages and Great Yarmouth, supporting day-to-day commuting and access to wider employment areas.

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## 2 Willow Avenue

Bradwell, Great Yarmouth

### Willow Avenue, Bradwell

Stepping inside, the front door opens into a central hallway with a useful built-in storage cupboard, providing space for coats, shoes, and everyday items. The accommodation is arranged entirely on one level, making it easy to navigate and well-suited to a range of buyers.

To the front of the property sits the main sitting room, a comfortable and well-proportioned space with a large window allowing in good natural light. There is ample room for living furniture, creating a relaxed setting for everyday use.

The kitchen is positioned toward the rear and fitted with a range of units and work surfaces, offering practical storage and preparation space. From here, a door opens directly into a conservatory, allowing the two spaces to work well together for day-to-day living.

Positioned to the rear, the conservatory extends the living accommodation and enjoys views over the garden, with space for seating or dining if desired. Glazed panels provide plenty of natural light, and doors open out onto the garden, creating a strong connection between indoor and outdoor areas.

The home has two light-filled bedrooms, including a generous main bedroom with French doors opening directly into the conservatory, and a second room that works well as a guest bedroom, home office, or additional living space depending on requirements.





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Completing the interior is the family bathroom, fitted with a modern suite and finished with tiled walls, providing a clean and functional space that serves the property well.

Externally, the rear garden has been newly landscaped and arranged for ease of use, creating a practical outdoor space suitable for everyday enjoyment. A detached outbuilding sits within the garden, offering useful storage or workshop potential.

To the front, the property benefits from off-road parking provided via a driveway, allowing convenient access and everyday practicality.

### Agents notes

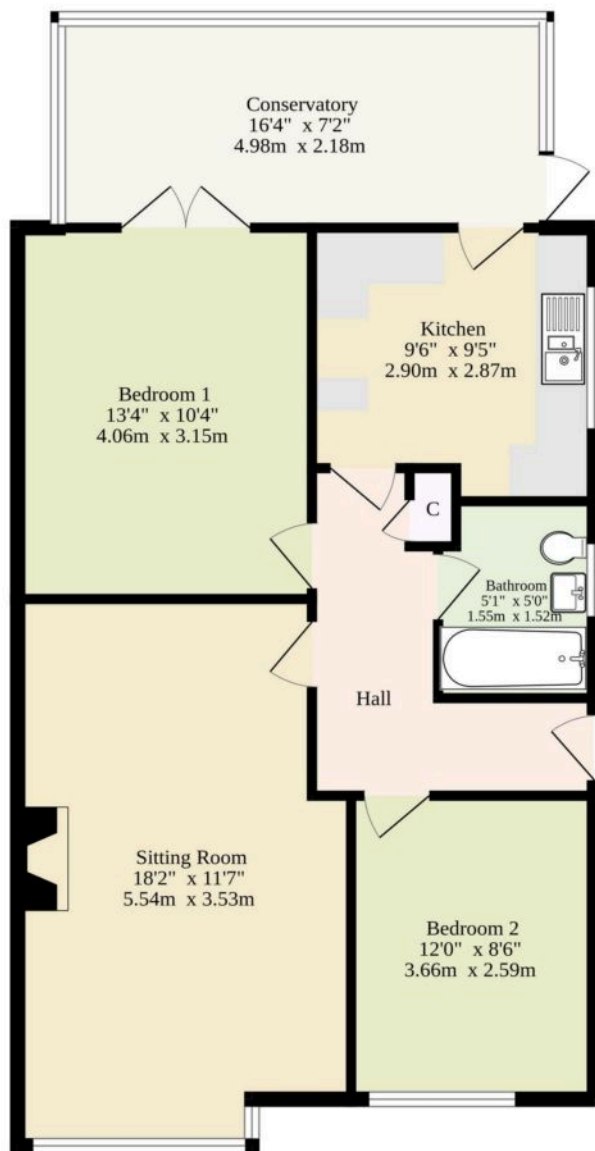
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- B



**Ground Floor**  
900 sq.ft. (83.6 sq.m.) approx.



**TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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# Minors & Brady

*Your home, our market*

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