



1 Howes Road, Bradwell  
Great Yarmouth



Minors & Brady

Where every corner reveals a layer of thoughtful design, innovation, and meticulous care, this three-bedroom detached home is a masterclass in modern living. From the sleek grey kitchen with integrated appliances and a rich blue tiled backsplash to the vibrant, design-led touches in the downstairs WC, every detail has been thoughtfully curated. Practicality meets style with a utility room, smart storage solutions and a partly converted insulated garage, creating spaces that work as hard as they look. The sitting room, featuring herringbone-style flooring and French doors, flows onto a landscaped garden with a pergola, deck and raised planters, designed for entertaining. Upstairs, the luxury master with ensuite and cleverly designed versatile rooms showcase attention to lifestyle. Forward-thinking features like Hive heating and an EV charger reflect a home built for modern efficiency. Impeccably maintained and beautifully upgraded, this is a property where every choice speaks of care, investment and understated luxury.

- Sleek grey designer kitchen with integrated appliances and a rich blue tiled backsplash, reflecting high-end finishes throughout
- Forward-thinking features such as Hive heating and an EV charger for modern convenience and efficiency
- Downstairs WC featuring vibrant, design-led wallpaper, showcasing attention to detail
- Smart storage solutions throughout, keeping the home clutter-free and functional
- Sitting room with herringbone-style flooring and French doors, seamlessly connecting indoor and outdoor living
- North-west facing landscaped garden with a decked area, pergola, artificial grass, patio, and raised planters, ideal for entertaining
- Utility room with an extra oven, combining practicality with style
- Luxury master bedroom with ensuite, offering a private and stylish retreat





M&B

# 1 Howes Road

Bradwell, Great Yarmouth

## The Location

Howes Road in Bradwell is a well-connected and welcoming area that combines everyday convenience with the charm of coastal living. Residents enjoy a range of local amenities, including supermarkets, independent shops, cafés, and takeaways, making daily errands easy and stress-free. Families are well catered for, with access to highly regarded primary and secondary schools, as well as nearby healthcare services such as GP surgeries and a pharmacy.

Bradwell itself is a friendly, community-focused part of Great Yarmouth, known for its peaceful streets, green spaces, and proximity to the River Waveney. There are plenty of opportunities to enjoy the outdoors, from riverside walks and playing fields to the local library and community hubs that host events and activities for all ages.

Transport links are excellent, with regular bus services into both Great Yarmouth and Lowestoft, while the A143 provides direct road access to Norwich, making commuting straightforward. For leisure and relaxation, Gorleston's sandy beach and vibrant seafront are just a short drive away, perfect for sunny days, evening strolls, or family outings. With its mix of practical amenities, welcoming community spirit, and easy access to the coast, Howes Road in Bradwell offers a comfortable and appealing place to call home.



**M&B**

# 1 Howes Road

Bradwell, Great Yarmouth

## Howes Road, Bradwell

This detached three-bedroom home offers a perfect balance of style, space, and practical living. Situated in a lovely position overlooking public open space, it enjoys a peaceful and private setting while still being close to local amenities.

The property has been meticulously maintained and thoughtfully designed, giving you confidence that this is a home cared for to a high standard.

Step inside to a welcoming entrance hall that leads through to a spacious kitchen-dining room. The kitchen is finished in a modern grey with sleek monochrome handles and a rich blue tiled backsplash, complemented by integrated appliances.

A utility room adds practical space, complete with an extra oven, while the downstairs WC stands out with vibrant wallpaper and design-led touches, showing attention to detail throughout.

Smart storage solutions downstairs help keep the space clutter-free and functional.

The sitting room is bright and inviting, featuring herringbone-style flooring and French doors that open out to the garden. The rear garden is a standout feature of this home, fully landscaped with a combination of artificial grass, patio, and a large decked area with an overhead wooden pergola, surrounded by raised wooden bordering planters. Measuring 15 meters in length and facing north-west, it's perfect for outdoor entertaining or relaxing in the sun.



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Upstairs, the home offers three bedrooms, two of which are currently used as a walk-in wardrobe and an office space. The luxury master bedroom includes a stylish ensuite shower room. The property has been maintained immaculately throughout, with practical modern touches like Hive heating and an EV charger, combining comfort and convenience.

Externally, the garage has been partly converted into an insulated workroom, perfect for a home office, studio, or hobby space. Off-street parking is also available, rounding out a high-standard home ready to move into and enjoy.

## Agents Note

Sold Freehold

Connected to all mains services.

£115 paid annually for maintenance.

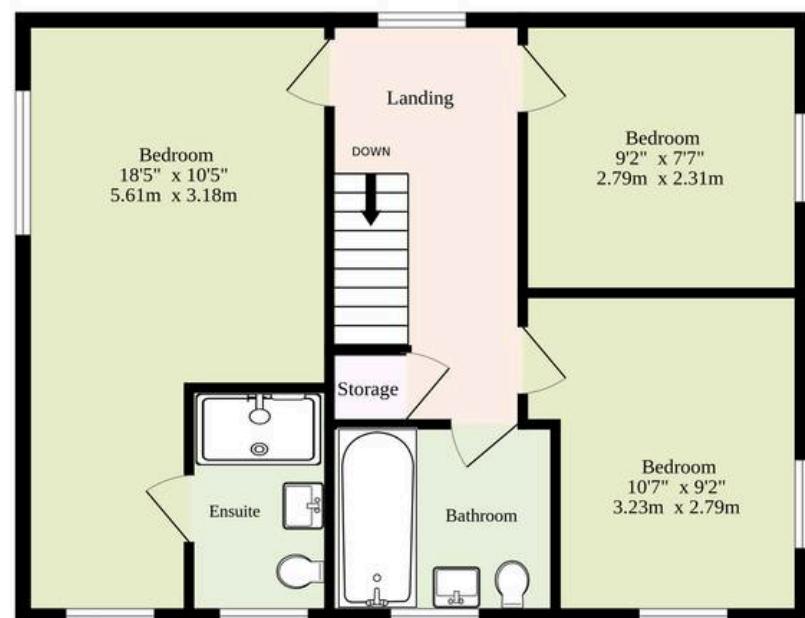


**M&B**

**Ground Floor**  
647 sq.ft. (60.1 sq.m.) approx.



**1st Floor**  
521 sq.ft. (48.4 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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