



32 Howard's Way, Bradwell

Great Yarmouth



Minors & Brady



## 32 Howard's Way

Bradwell, Great Yarmouth

Sunlight fills the rooms of this detached bungalow in the desirable village of Bradwell, overlooking the village green and offering a lifestyle of comfort and ease. Ready to move in, the home features a bright entrance hall, a flowing open-plan living and dining area with French doors, a modern kitchen with a breakfast bar, two inviting bedrooms, and a stylish four-piece bathroom. Outside, a private garden with a pergola-covered patio, lawn, and planted borders complements a picket-fenced front garden, brick-weave driveway, and versatile converted garage, perfectly combining practicality with the charm of village living.

### Agents Notes

Freehold

Connected to all mains services.



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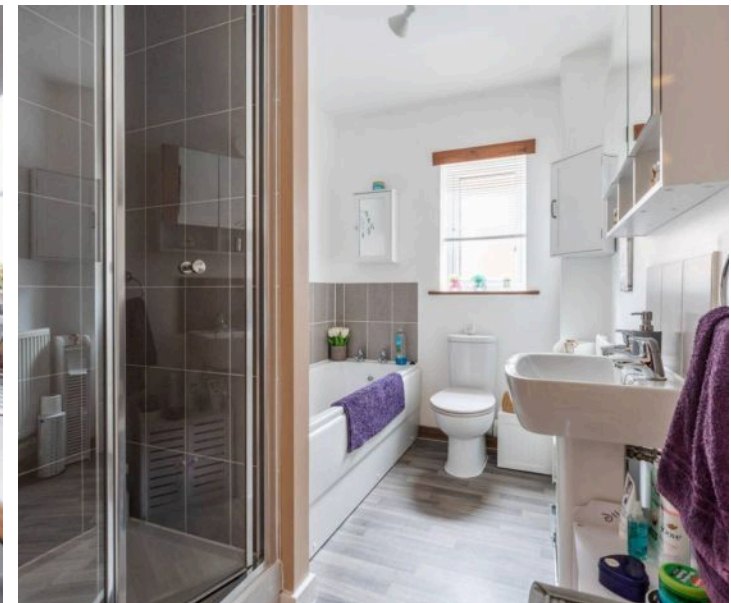




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Bradwell, Great Yarmouth

- Detached bungalow with kerb appeal positioned in the desirable village of Bradwell, overlooking the green
- Turn-key condition, showcasing a spacious, open-plan layout that can easily adapt to your own preferences and style
- Open-plan living and dining room that creates an effortless flow for everyday living and hosting loved ones, featuring French doors and two front-facing windows
- Kitchen equipped with modern cabinetry, an integrated oven, areas for your own appliances and a breakfast bar unit
- Two bedrooms offering comfort and privacy, ready for your own personalisation
- Bathroom comprising of a four-piece suite, including a separate bathtub and shower cubicle
- A private, well-maintained garden featuring a patio covered by a pergola, a laid to lawn and planted beds around the borders
- A brick-weave driveway providing off-road parking and a converted garage, partially as a store and a garden room, with light and power
- Close to essential amenities, including shops, schools, healthcare facilities and transport links



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### Location

Howards Way is situated in the village of Bradwell, a residential area on the southern edge of Great Yarmouth, just a short drive from Gorleston-on-Sea. The street is part of a quiet, suburban neighbourhood, surrounded by green spaces, local parks, and a mix of modern and traditional homes. Residents have convenient access to everyday amenities, including local convenience stores, a small supermarket, a post office, and several cafés and pubs, while larger supermarkets, high street shops, and leisure facilities can be found in nearby Gorleston or central Great Yarmouth.

Families benefit from close primary schooling options such as Woodlands Primary Academy and Homefield Primary School, with secondary schools like Ormiston Venture Academy and Lynn Grove Academy within easy reach. Transport connections are practical: regular bus services link Bradwell to Gorleston, Great Yarmouth, and surrounding villages, while the A47 provides direct road access toward Norwich and the wider Norfolk coast. Life in Howards Way combines a peaceful, village-style setting with proximity to coastal walks, beaches in Gorleston, and local leisure amenities, offering a balanced mix of convenience, recreation, and community living.

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## 32 Howard's Way

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Positioned in the desirable village of Bradwell, this detached bungalow enjoys a prime location overlooking the village green. With immediate kerb appeal and set within a beautifully maintained plot, it offers a lifestyle of ease and comfort, ready to move in and make your own.

The welcoming entrance hall is bright and airy, with two convenient storage cupboards. The open-plan living and dining space forms the heart of the home, effortlessly connecting everyday living with entertaining. French doors and two front-facing windows fill the room with natural light, creating a warm and inviting atmosphere throughout.

The kitchen is fitted with modern cabinetry, an integrated oven, space for appliances, and a breakfast bar, perfect for casual dining or relaxed mornings. Two bedrooms provide comfort and privacy, ready for personal touches. The bathroom features a four-piece suite, including a separate bathtub and shower cubicle, combining style and practicality.

Outside, the private garden offers a patio beneath a pergola, a lawn, and mature planted borders, ideal for outdoor living. At the front, a picket fence encloses a well-kept garden, and a brick-weave driveway provides off-road parking. The converted garage, partially used as storage and a garden room, comes with light and power, offering versatile space.

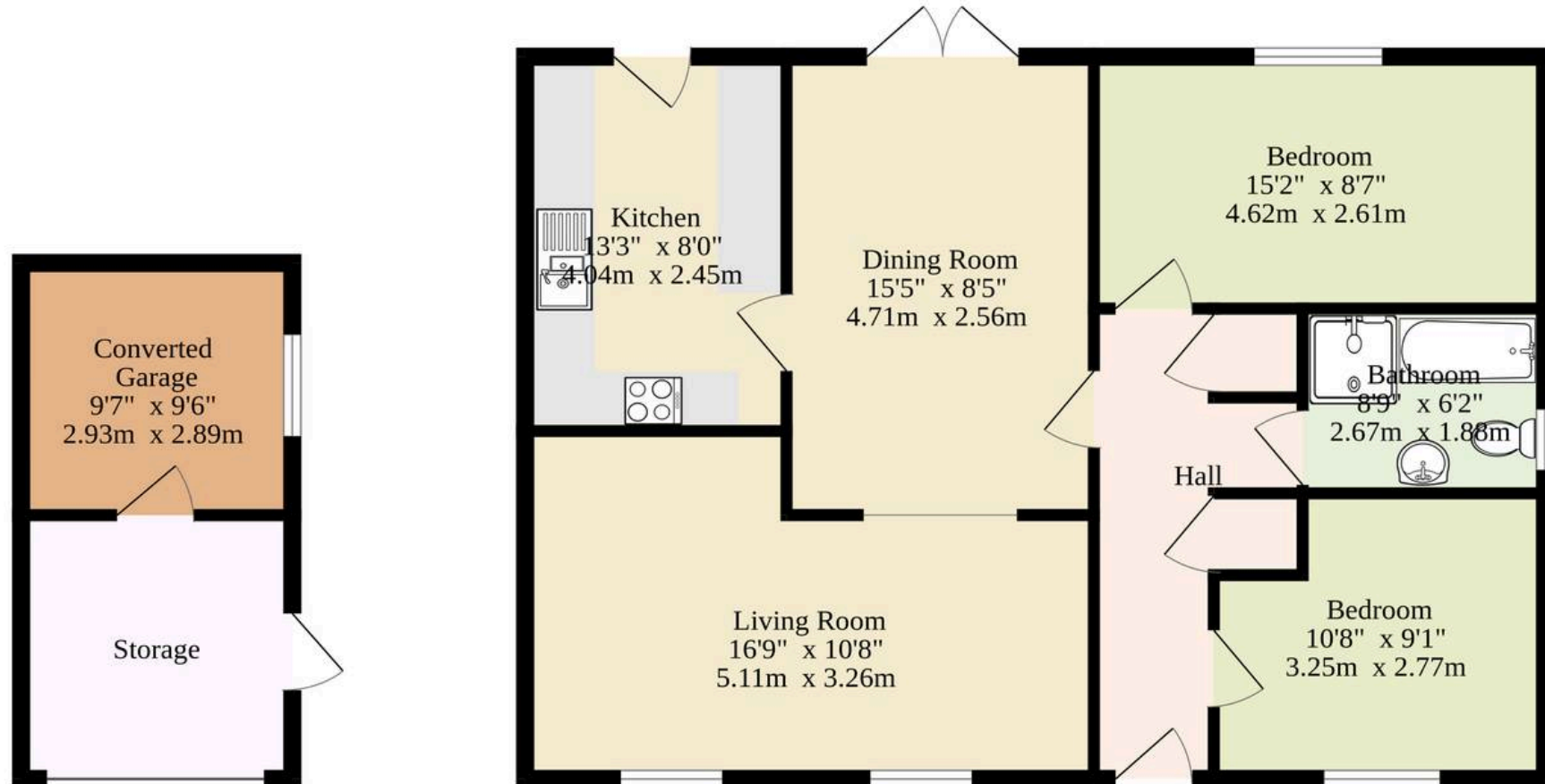
This bungalow presents an exceptional opportunity to enjoy village living at its finest, combining comfort, style, and practicality in a home that welcomes you from the moment you arrive.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
**969 sq.ft. (90.0 sq.m.) approx.**



Sqft Includes The Converted Garage.

**TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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Property Consultant



Meet *Lauren*  
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# Minors & Brady

*Your home, our market*

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