



12a Fulmar Close, Bradwell

Great Yarmouth



Minors & Brady

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Bradwell, Great Yarmouth

Mature planting and a wide sense of space immediately set the tone for this detached home, which sits comfortably within a generous plot of around 0.21 acres (stms). The layout has been designed with everyday living in mind, offering a natural flow between reception rooms while still allowing areas to feel distinct and purposeful. Large windows and a conservatory help draw the garden into the home, creating a relaxed connection with the outdoors. The kitchen and utility arrangement works well for busy households, with practical access to the rear garden and plenty of room for storage and appliances. Upstairs, the main bedroom enjoys a degree of separation with its own dressing area and ensuite, adding a quiet sense of privacy. The remaining bedrooms are well balanced in size, making them suitable for family, guests or home working. Outside, the expansive rear garden provides both openness and seclusion, ideal for enjoying long afternoons or entertaining on a larger scale.

- Detached four-bedroom house set on an approximate 0.21 acre plot (stms)
- Popular Bradwell location with a spacious driveway and garage
- Two separate reception rooms offering flexible living space
- Conservatory opening onto the rear garden
- Kitchen with adjoining utility/breakfast room and garden access
- Ground floor cloakroom for everyday convenience
- Main bedroom suite with dressing area and ensuite shower room
- Three further well-proportioned bedrooms
- Family bathroom serving the first floor
- Large rear garden mainly laid to lawn with established shrubs and borders





M&B

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The Location

Fulmar Road in Bradwell is a well-connected and established residential area that offers an excellent balance of everyday convenience and nearby coastal living. The village of Bradwell itself provides a strong sense of community, with a good selection of supermarkets, independent shops, cafés and takeaways close at hand, making day-to-day errands straightforward.

Families are well catered for with access to well-regarded primary and secondary schools within the area, along with childcare options and open green spaces. Healthcare needs are supported by nearby GP surgeries, dental practices and a local pharmacy, all easily accessible.

Bradwell benefits from regular bus services linking residents to Great Yarmouth and Lowestoft, while the A143 offers direct road access towards Norwich and the wider Norfolk area, making it a practical location for commuters. For leisure and recreation, there are local playing fields, Bradwell Library, and scenic riverside walks along the River Waveney, ideal for walking and cycling.

Adding to the area's appeal, Gorleston's sandy beach and lively seafront are just a short drive away, providing cafés, promenades and coastal walks — perfect for enjoying sunny days or relaxed weekends by the sea.



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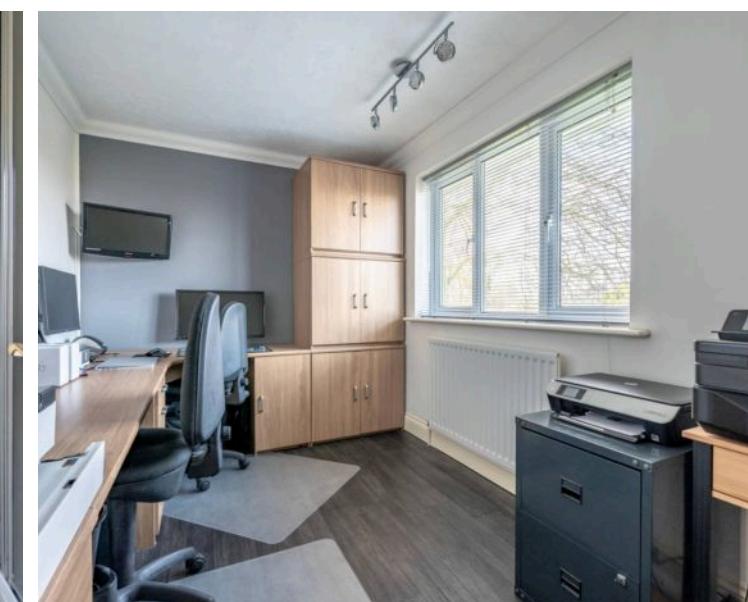
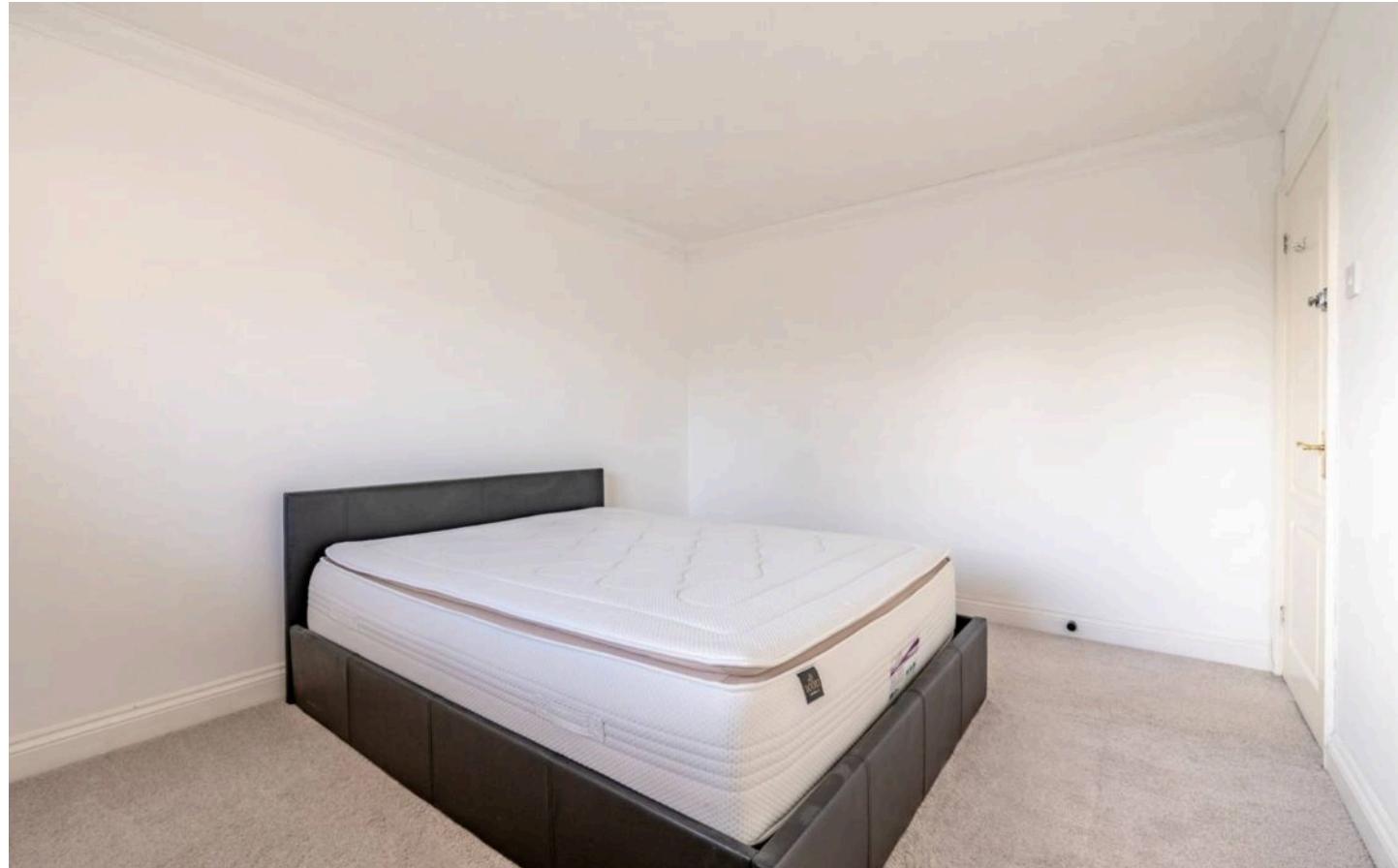
Set within an impressive plot of approximately 0.21 acres (stms) in the popular Bradwell area, this well-proportioned four-bedroom detached home offers generous living space both inside and out. The property is approached via a large driveway providing ample parking and access to the garage, giving a strong sense of space from the outset.

The ground floor is arranged to suit modern family living. A welcoming entrance hall leads to two separate reception rooms, offering flexibility for relaxing, entertaining or working from home.

The lounge is bright and comfortable, while the dining room opens into a conservatory that overlooks and connects seamlessly with the rear garden. The kitchen is fitted with a range of units and work surfaces, complemented by a separate utility/breakfast room with garden access, as well as a convenient cloakroom.

Upstairs, the main bedroom benefits from a dedicated dressing area and its own ensuite shower room, creating a private and practical master suite. There are three further bedrooms, some with built-in storage, all served by a family bathroom.

The layout works well for families, guests or those needing additional space.



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Outside, the rear garden is a particular highlight. Larger than average, it is mainly laid to lawn with established shrubs and borders, providing a pleasant outlook and plenty of room for outdoor activities or future landscaping.

With gas central heating and double glazing throughout, this is a comfortable and spacious home in a sought-after location, well suited to buyers looking for space, privacy and practicality.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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