



7 Cotman Drive, Bradwell

Great Yarmouth



Minors & Brady



Tucked away within a well-established residential pocket of Bradwell, this detached four-bedroom home enjoys a calm setting while remaining well connected to everyday amenities and coastal attractions. Thoughtfully arranged accommodation flows comfortably across two floors, offering a balance of open living spaces and private rooms suited to modern family life. Natural light features strongly throughout the property, enhanced by multi-aspect windows and a conservatory that creates a seamless link to the garden. The ground floor layout lends itself equally to daily living and entertaining, with defined reception areas supported by practical service spaces. Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home working, or visiting guests, complemented by both an en-suite and family bathroom. Outside, the gardens have been designed with ease of maintenance in mind while still offering privacy and usable outdoor space. Driveway parking and an integral garage complete the picture, making this a home that combines comfort, function, and a quietly desirable location.

- Located within a quiet and established part of Bradwell, the home enjoys a peaceful setting while remaining close to shops, healthcare facilities, public transport, and coastal amenities
- This detached property offers well-proportioned accommodation arranged over two floors, suited to comfortable family living
- The ground floor features clearly defined living spaces, including a lounge and separate dining room, allowing flexibility for everyday use and entertaining
- A conservatory adds valuable additional living space and provides a bright outlook over the rear garden
- The kitchen is sensibly laid out with good storage and work surfaces, complemented by a separate utility room with garden access
- Four bedrooms are positioned on the first floor, several benefiting from built-in wardrobes for practical storage







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## 7 Cotman Drive

Bradwell, Great Yarmouth

### The Location

The property enjoys a well-connected and convenient location within Bradwell, offering everything needed for modern family living. Just a short distance from Great Yarmouth, residents have easy access to a wide variety of shopping, dining, and leisure facilities, as well as the stunning Norfolk coastline with its sandy beaches and scenic coastal walks.

The area is well served by a choice of highly regarded schools, healthcare facilities, and everyday amenities, making it a practical choice for families and professionals alike.

Excellent road links and public transport connections ensure straightforward travel to nearby towns and Norwich city centre, while the surrounding green spaces, parks, and recreational areas provide plenty of opportunities for outdoor activities and an active lifestyle.

Combining convenience, community, and coastal charm, this location offers an ideal balance between peaceful residential living and easy access to all essential services.



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## 7 Cotman Drive

### Cotman Drive, Bradwell

Situated in a quiet and highly regarded residential area of Bradwell, this beautifully presented four-bedroom detached family home offers generous living space, a versatile layout, and a location that perfectly balances convenience with a peaceful lifestyle. The property is ideally placed close to local bus routes, medical facilities, supermarkets, and retail parks, while also being within easy reach of Gorleston seafront, sandy beaches, and the James Paget University Hospital.

From the moment you step inside, the home creates a welcoming impression. The entrance hall provides access to a handy cloakroom and offers useful storage, setting the tone for the well-planned accommodation throughout. The main lounge is a bright and comfortable space, enhanced by feature windows that allow natural light to flow in from multiple aspects, making it an ideal room for relaxing or entertaining. A fireplace adds a cosy focal point, while the neutral décor allows for easy personalisation.

Leading through, the separate dining room offers an excellent setting for family meals or dinner parties and opens directly into the conservatory, creating a wonderful connection between indoor and outdoor living. The conservatory itself is a real highlight, providing a light-filled space that can be enjoyed year-round, whether as a second sitting room, playroom, or peaceful retreat overlooking the garden.





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The kitchen is thoughtfully arranged with ample work surfaces, storage, and space for appliances, making it both practical and sociable. An additional door connects the kitchen to the entrance hall, while the adjoining utility room adds further convenience with extra storage, workspace, and direct access to the rear garden—ideal for busy family life. Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The main bedroom is a particularly impressive space, enjoying windows to both the front and rear and benefiting from its own en-suite shower room. The remaining bedrooms are all generously sized, with built-in wardrobes and storage features, making them ideal for children, guests, or home working. A family bathroom completes the first floor, fitted with a modern suite and tasteful tiling.

Outside, the rear garden is fully enclosed and designed for low maintenance, combining patio and shingled areas with mature planting to create a pleasant and private outdoor space. Side access and a personal door into the garage add further practicality. To the front, the property boasts an attractive low-maintenance garden and a substantial driveway providing parking for multiple vehicles, leading to an integral tandem garage that also houses the gas boiler and offers excellent storage or workshop potential.

Overall, this is a well-maintained and spacious family home in a sought-after location, offering flexible living accommodation, excellent local amenities, and easy access to coastal attractions. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

### Agents Note

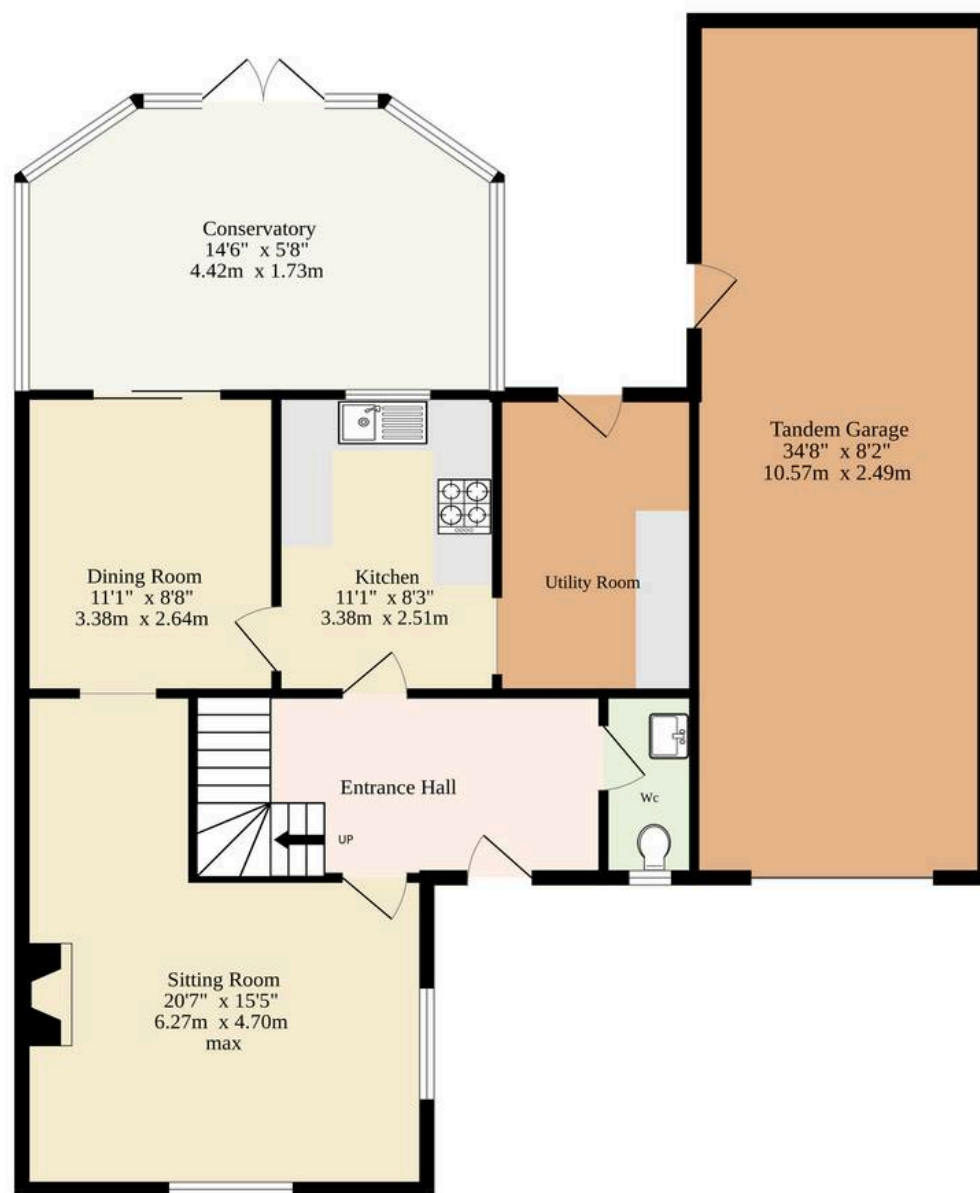
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

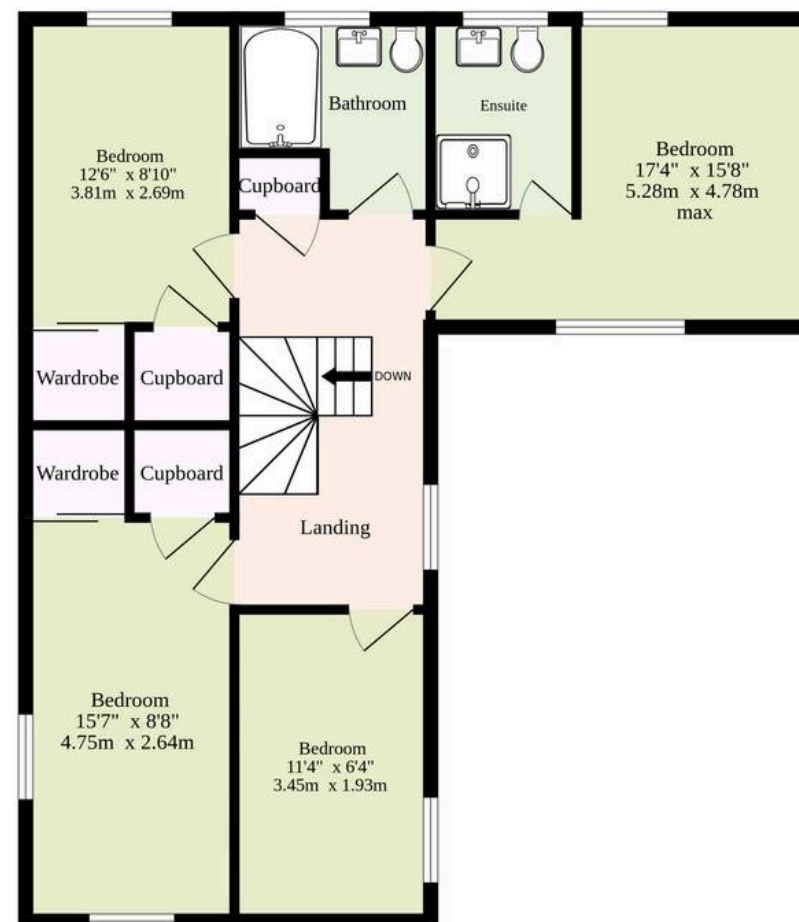




**Ground Floor**  
1696 sq.ft. (157.6 sq.m.) approx.



**1st Floor**  
1315 sq.ft. (122.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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?

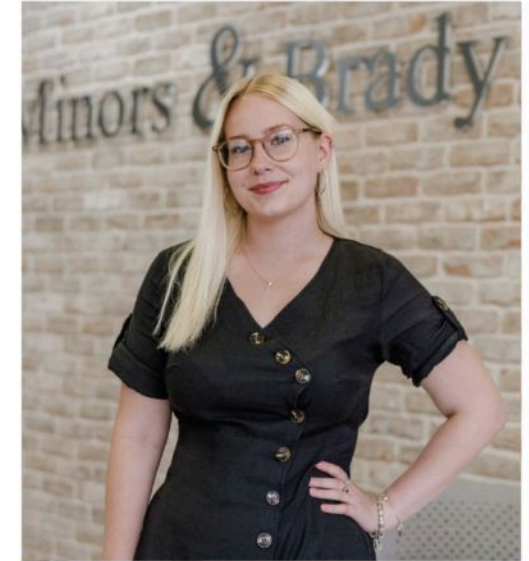
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# Minors & Brady

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 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

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

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