



80 Bradwell Avenue, Bradwell

Great Yarmouth



Minors & Brady

80 Bradwell Avenue

Bradwell, Great Yarmouth

Bright, flexible, and full of potential, this semi-detached chalet bungalow in Bradwell offers a home that adapts effortlessly to your lifestyle. With two ground-floor bedrooms, an open-plan living and dining area, and a practical kitchen, it provides comfortable, light-filled spaces for everyday life and entertaining. Upstairs, a versatile room can serve as a home office, snug, or guest bedroom. Outside, a large, private garden is thoughtfully divided between a low-maintenance lawn and a decked terrace, while a shingled driveway offers ample parking. Perfect for families, downsizers, or anyone seeking convenient ground-floor living, this home combines practicality with a sense of space and freedom in one of Norfolk's most desirable villages.



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Bradwell

Bradwell Avenue is located in the heart of Bradwell, a well-established village on the western edge of Great Yarmouth, Norfolk. Its setting combines the calm of village life with easy access to the conveniences of nearby urban areas. For daily shopping and errands, residents have access to a small but practical selection of local amenities. Within a short walk or drive, there are convenience stores, a post office, cafés, and takeaway options, while larger supermarkets and retail outlets are just a few minutes' drive into Great Yarmouth. This ensures that the balance between village charm and modern convenience is well maintained.

Education is well catered for locally. Families on Bradwell Avenue often look to Homefield Primary School, Hillside Primary School, and Woodlands Primary Academy for younger children, while secondary schooling is available at nearby academies including Ormiston Venture Academy and Lynn Grove Academy. These schools are within a few minutes' drive or a reasonable walking distance, making them accessible without long commutes.

Transport links are practical for both local and regional travel. Regular bus services connect Bradwell with Great Yarmouth, Gorleston, and surrounding villages. By car, the A143 and A47 provide straightforward connections across Norfolk and towards Norwich, while Great Yarmouth railway station, only a short drive away, offers rail links to broader destinations.



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Set on a generous plot in the popular village of Bradwell, Norfolk, this semi-detached chalet bungalow offers flexible accommodation designed to suit a variety of lifestyles. With its thoughtful layout, it is ideal for downsizers, families, or anyone seeking practical ground-floor living without compromising on space or comfort.

The heart of the home is the open-plan living and dining area. Light fills the space through large windows, creating an airy atmosphere that flows effortlessly from day-to-day living to entertaining. Integrated storage cupboards provide convenient space for essentials while keeping the rooms uncluttered and functional. The kitchen is practical and well-equipped, fitted with units, a freestanding oven, plumbing for a washing machine, and space for a tall fridge/freezer, offering everything needed for modern living.

Two bedrooms are located on the ground floor. The principal bedroom is particularly inviting, with a large bay window at the front that draws in plenty of natural light, creating a calm and welcoming environment. The second bedroom offers flexible use, whether for family members, guests, or as a home study. The ground-floor bathroom is fitted with a classic three-piece suite, including a corner bathtub, providing a bright and practical space.



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Upstairs, a versatile room opens possibilities for a home office, hobby space, or guest accommodation. A built-in storage cupboard off the landing adds further practicality, keeping the home well-organised.

The property benefits from a sizeable private garden, carefully divided into two sections. One area features a low-maintenance artificial lawn, perfect for pets or easy upkeep, while the other includes a natural lawn and a decked terrace, offering space for outdoor seating, dining, and summer evenings. To the front, a shingled driveway provides off-road parking for multiple vehicles, enhancing convenience for residents and visitors alike.

This bungalow offers accommodation that can adapt to your needs, with light-filled rooms, practical storage, and outdoor space designed for enjoyment. Located within the village of Bradwell, it provides easy access to local amenities while offering the flexibility and comfort needed for modern living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Full electric and boiler service done.

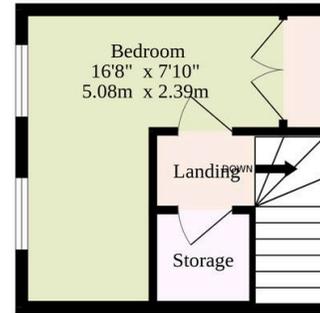
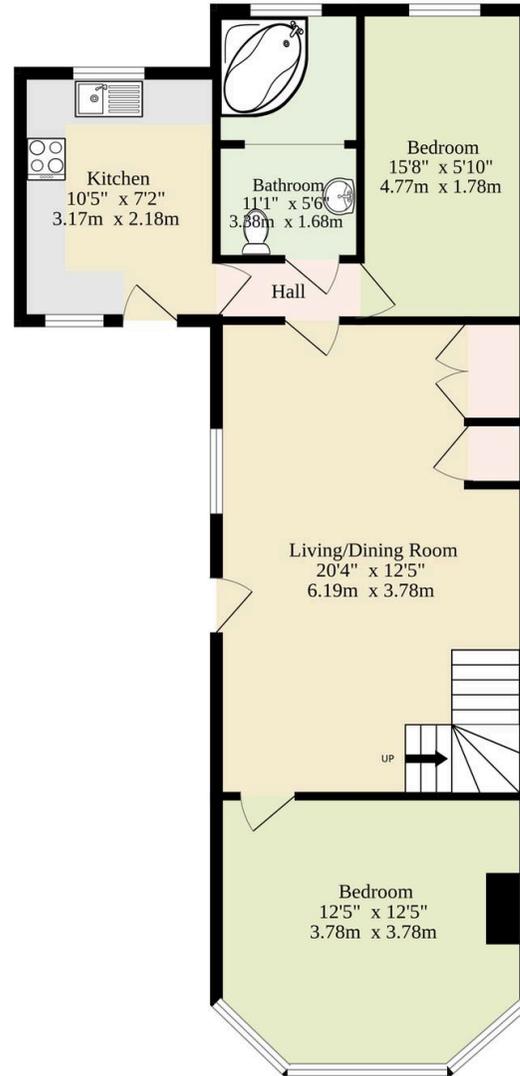


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Ground Floor
591 sq.ft. (54.9 sq.m.) approx.

1st Floor
130 sq.ft. (12.1 sq.m.) approx.



Sqft Excludes The Hall, Landing And Storage.

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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Dreaming of this home? Let's make it a *reality*



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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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