



38 Howes Road, Bradwell

Great Yarmouth



Minors & Brady

38 Howes Road

Bradwell, Great Yarmouth

Located on the sought-after Bluebell Meadow estate in the Norfolk village of Bradwell, this semi-detached home is an excellent choice for first-time buyers or investors. Light-filled and well-presented, it features a welcoming entrance hall with WC, a comfortable living room, and a modern kitchen/dining space with French doors opening onto a low-maintenance garden. Upstairs, two double bedrooms, one with built-in wardrobes, and a family bathroom provide practical and private accommodation. Outside, a patio, artificial lawn, and driveway with two parking spaces complete the property, offering a convenient and relaxed lifestyle in a popular village setting.

- Semi-detached residence positioned on the popular Bluebell Meadow estate in the Norfolk village of Bradwell
- Suitable choice for first-time buyers or investors
- New flooring throughout
- Comfortable living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room fitted with modern cabinetry, an integrated oven, areas for your own appliances and French doors out to the garden
- Two double bedrooms offering comfort and privacy, one with built-in wardrobes
- Bathroom comprising of a three-piece suite
- A private, low-maintenance garden featuring a patio for seating arrangements and an artificial lawn
- A driveway at the front providing two allocated parking spaces
- Close to a wide range of essential amenities, including shops, schools and transport links





M&B

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Location

Howes Road sits in the heart of Bradwell, a village on the western edge of Great Yarmouth in Norfolk. Local daily amenities are within easy reach: small convenience shops, a post office, and a few independent cafés and takeaways serve the immediate area, while larger supermarkets and a broader selection of high-street shops are accessible a short drive away in central Great Yarmouth or nearby Gorleston-on-Sea.

For families, education is well catered for. The nearest primary schools include Woodlands Primary Academy and Homefield Primary School, with Ormiston Venture Academy serving as the closest secondary school. An additional school is being built in the area. A selection of further secondary and sixth-form options are within reasonable driving distance, making the area practical for families with children of all ages.

Transport links are convenient for both local and regional travel. Bus services run regularly into central Great Yarmouth and surrounding villages, while main roads provide direct access to Norwich and other parts of Norfolk. Rail connections are available from Great Yarmouth station, offering links further afield.



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This semi-detached residence is situated on the popular Bluebell Meadow estate in the Norfolk village of Bradwell. A suitable choice for first-time buyers or investors, the home offers practical living in a well-regarded location.

The entrance hall is bright and welcoming, featuring a convenient WC and new flooring that runs throughout the property. The living room is filled with natural light, providing a comfortable space for relaxing or entertaining.

The kitchen/dining room is fitted with modern cabinetry, an integrated oven, and areas for your own appliances. French doors lead directly to the garden, extending the living space outdoors for dining or leisure.

Upstairs, two double bedrooms offer privacy and comfort, with one featuring built-in wardrobes. The family bathroom includes a three-piece suite.

Outside, the private garden is low-maintenance, with a patio for seating and an artificial lawn. At the front, a driveway provides two allocated parking spaces.

Offering practical, well-presented accommodation in a popular village location, this home provides a convenient and comfortable lifestyle.

Agents Notes

Freehold

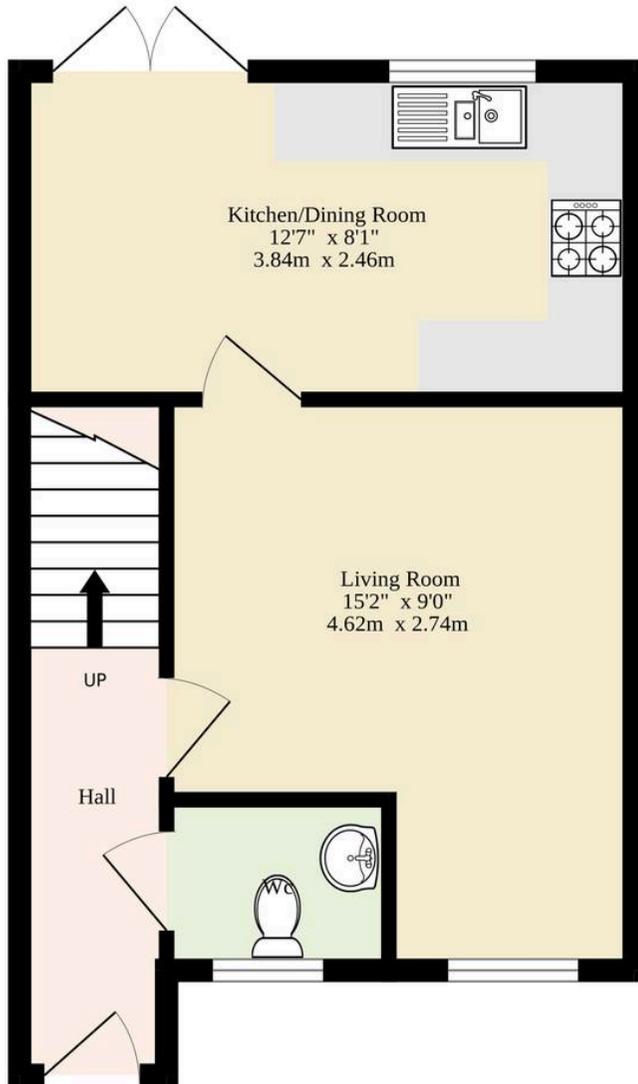
Connected to all mains services.



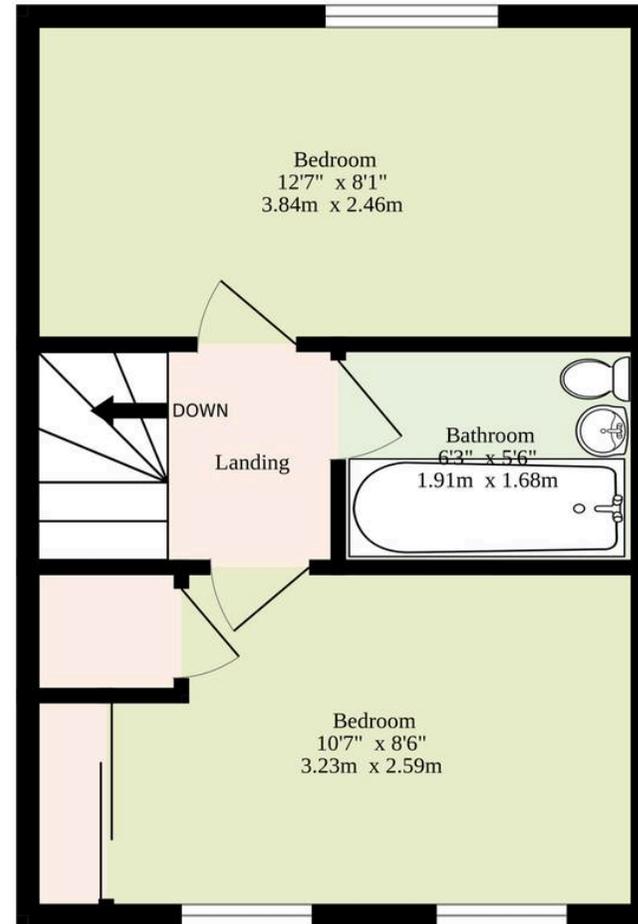
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 



Ground Floor
374 sq.ft. (34.7 sq.m.) approx.



1st Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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

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Your home, our market

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