



40 Howard's Way, Bradwell

Great Yarmouth



Minors & Brady

40 Howard's Way

Bradwell, Great Yarmouth

Situated within a popular and well-established area of Bradwell, this substantial five-bedroom detached residence offers generous and well-planned accommodation extending to approximately 1,820 sqft, including the double garage.

Set back from the road and overlooking an open green space to the front, the property enjoys a pleasant outlook and a greater sense of privacy than many surrounding homes. Presented in neutral décor throughout and ready for occupation, it provides spacious, versatile living ideally suited to growing families seeking both comfort and practicality in a convenient location.



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Bradwell, Great Yarmouth

- Five bedroom detached home with four double rooms and a spacious master suite with ensuite facilities
- Versatile ground floor bedroom or study offering potential for a sixth bedroom or additional reception space
- Generous kitchen with open plan living and dining area, ideal for family life and entertaining
- Substantial sitting room providing a separate and well proportioned living space
- Large utility room and convenient ground floor WC
- Double garage with ample driveway parking
- Low maintenance rear garden designed for ease of upkeep
- Positioned to the front overlooking green space, offering privacy and a pleasant outlook
- Turn key presentation with neutral décor throughout
- Located within easy reach of well regarded schools, local amenities and transport links

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Location

Howard's Way is situated within a popular residential area of Bradwell, positioned between Great Yarmouth and the Suffolk border, offering a convenient setting for both local amenities and wider travel. Bradwell provides a strong selection of everyday facilities, including supermarkets such as Morrisons and Lidl, local shops, pharmacies, schools including Ormiston Venture Academy, and a medical centre, all within easy reach.

The nearby town centre of Great Yarmouth offers an extended range of retail, leisure, and seafront attractions, while Gorleston's sandy beach and promenade are also just a short drive away. The area benefits from good road links via the A143 and A47, providing access towards Norwich and Lowestoft, and regular bus services operate through the village, making this a practical and well connected location for daily living.

Howard's Way

The ground floor opens into a welcoming entrance hall that sets the tone for the scale of the home. To the front, a well proportioned sitting room offers a comfortable and private space for relaxation, separate from the main family hub. To the rear, the property opens into an impressive kitchen and open plan living and dining area, designed with both practicality and sociability in mind.



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The kitchen provides extensive worktop space and storage, flowing naturally into a dining and family area that comfortably accommodates everyday living as well as larger gatherings. Double doors lead out to the garden, enhancing the connection between indoor and outdoor space.

A particularly useful feature of the ground floor is the additional multi use room, currently arranged as a bedroom, which could equally serve as a home office, playroom or sixth bedroom depending on individual requirements. A spacious utility room offers further storage and laundry space, keeping the main kitchen area uncluttered, while a ground floor WC adds convenience for guests and busy households.

Upstairs, the first floor continues to impress with five bedrooms, four of which are generous doubles. The principal bedroom forms a spacious master suite with en suite facilities, creating a comfortable and private retreat. The remaining bedrooms are well sized and flexible, ideal for children, guests or home working. A family bathroom serves the additional bedrooms and is positioned off the central landing.



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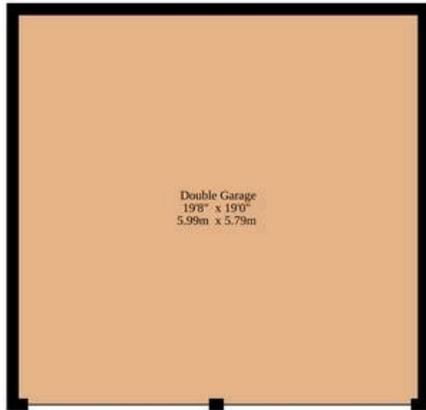
Bradwell, Great Yarmouth

Externally, the property benefits from a double garage and driveway parking, providing ample space for multiple vehicles and storage. The rear garden has been designed with minimal maintenance in mind, offering a secure and manageable outdoor area suitable for seating and entertaining without the need for extensive upkeep. To the front, the property enjoys an open outlook across green space, ensuring it is not overlooked and enhancing the sense of privacy.



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Garage
378 sq.ft. (35.1 sq.m.) approx.



Ground Floor
760 sq.ft. (70.6 sq.m.) approx.



1st Floor
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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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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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E: enquiries@norfolk-mortgages.co.uk