



35 Laburnum Close, Bradwell

Great Yarmouth

Minors & Brady



# 35 Laburnum Close

Bradwell, Great Yarmouth

Bright, open, and designed for family life, this extended detached home at the end of a quiet cul-de-sac in Bradwell offers versatile living spaces that can be tailored to your needs. Day-to-day life flows effortlessly from the kitchen to the dining and family areas, while the decked garden provides a space to relax, entertain, or enjoy time outdoors, with a rear gate opening directly onto the playing field. Featuring a modern kitchen with integrated appliances, three comfortable bedrooms, a stylish four-piece family bathroom, a gated driveway, garage, and a brand-new boiler installed in 2024, this home is ready to support both everyday routines and memorable moments.

## Location

Laburnum Close is located in the desirable village of Bradwell, just west of Gorleston-on-Sea and a short drive from Great Yarmouth town centre, providing easy access to both coastal and urban amenities. Local shops and services along Burgh Road and surrounding streets include a convenience store, pharmacy, and cafés, while larger supermarkets and retail options are only a few minutes away in Gorleston or Yarmouth. Nearby schools include Woodlands Primary Academy, Hillside Primary School, and Homefield Primary School, with secondary education available at Lynn Grove Academy. Transport links are straightforward, with regular bus services connecting Bradwell to Gorleston and Great Yarmouth, and the mainline railway station within easy reach. The location combines practical access to schools, shops, leisure facilities, and the coast with the convenience of being close to two vibrant towns.



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# 35 Laburnum Close

Bradwell, Great Yarmouth

- Detached residence positioned down a quiet cul-de-sac in the desirable village of Bradwell, within easy reach of a wide range of amenities
- Extended and well-presented family home, ready for you to adapt to your families preferences and style
- Brand-new boiler installed in 2024
- Spacious living room featuring a large front-facing window, stylish panelling and Herringbone flooring
- Open-plan kitchen/dining/family room that creates an effortless flow for everyday living and entertaining, with French doors out to the garden
- Kitchen equipped with quality cabinetry, an integrated oven, a dishwasher, a fridge/freezer and a sink/drainer unit
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a modern four-piece suite
- A private, well-maintained garden featuring a decked terrace for seating arrangements and a laid to lawn, with a rear gate that opens out to the playing field
- Gated driveway providing ample off-road parking for multiple vehicles and a garage for storage options, with the potential to convert (stp)



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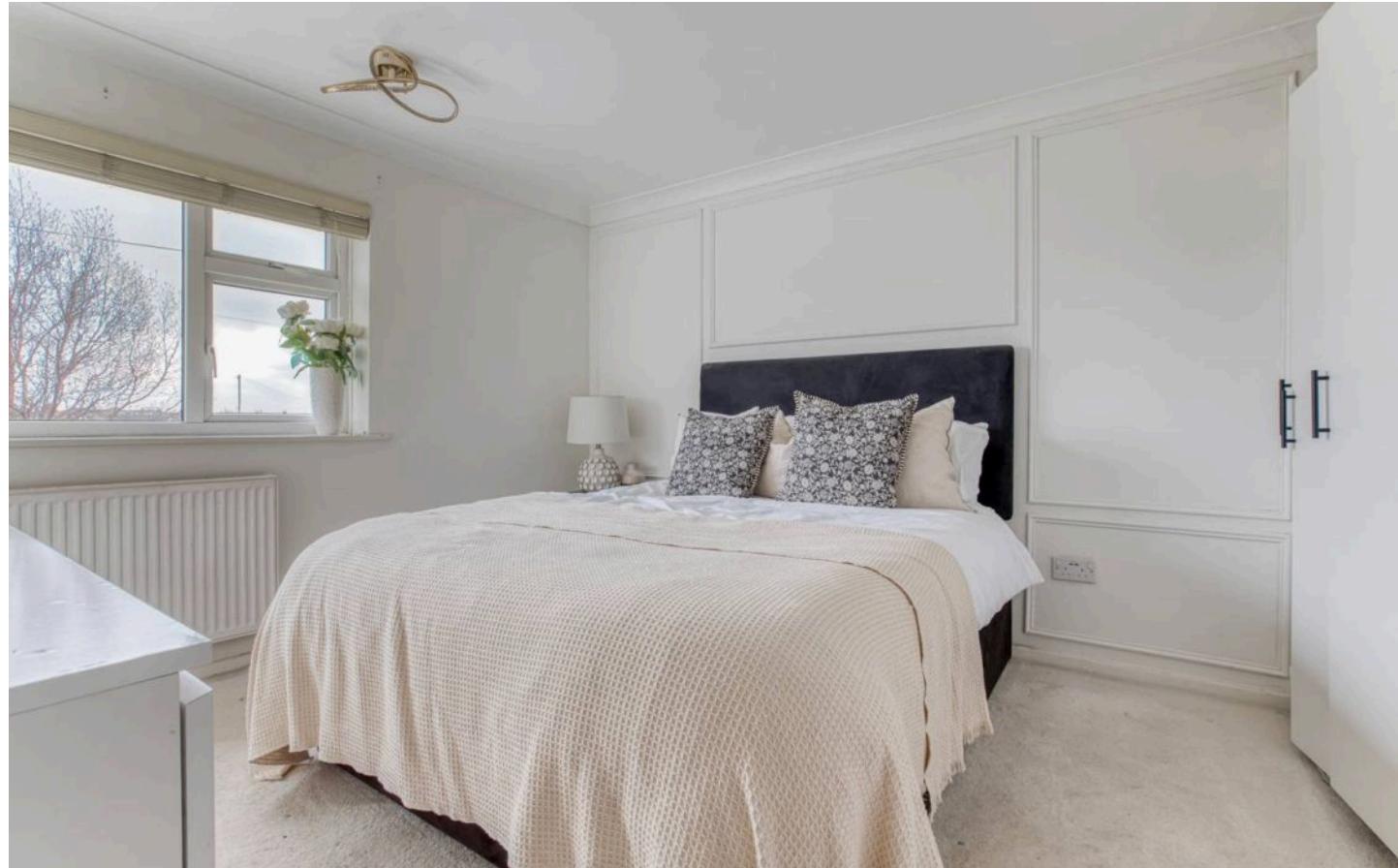
# 35 Laburnum Close

Bradwell, Great Yarmouth

Positioned at the end of a quiet cul-de-sac in the desirable village of Bradwell, this extended detached residence offers versatile family living within easy reach of local amenities. A brand-new boiler installed in 2024 provides modern efficiency, and the home is ready to adapt to your family's preferences.

A composite front door opens into a welcoming entrance hall, bright and airy, with storage cupboards, a double cloak cupboard, and a convenient downstairs WC. The living room features a large front-facing window, half-panelled walls, and subtle downlights, creating a stylish and comfortable space for everyday living.

The open-plan kitchen, dining, and family area is designed for effortless day-to-day life and entertaining. The kitchen is fitted with quality cabinetry and integrated appliances, including an oven, induction hob, dishwasher, and fridge/freezer, alongside a practical bowl-and-half sink with mixer tap. French doors from the family area open onto the garden, linking indoor and outdoor spaces seamlessly. A rear hall provides direct access to the garage and garden, adding convenience.



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Upstairs, three bedrooms provide comfort and privacy, while the family bathroom features a modern four-piece suite with rainfall shower, bath with shower attachment, vanity unit, and chrome heated towel rail.

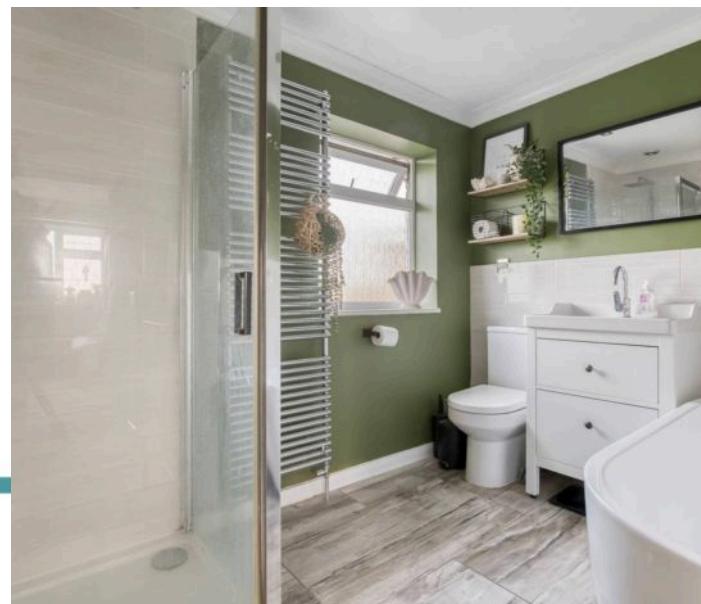
Outside, the rear garden offers a decked terrace ideal for seating and entertaining, a lawn, and a shingled patio area, with a rear gate opening onto the playing field. A gated resin driveway offers space for several vehicles, and the garage includes storage and utility facilities, with potential for conversion.

This property provides practical, ready-to-enjoy family accommodation with flexible living spaces and a layout suited to modern life.

## Agents Notes

Freehold

Connected to all mains services.

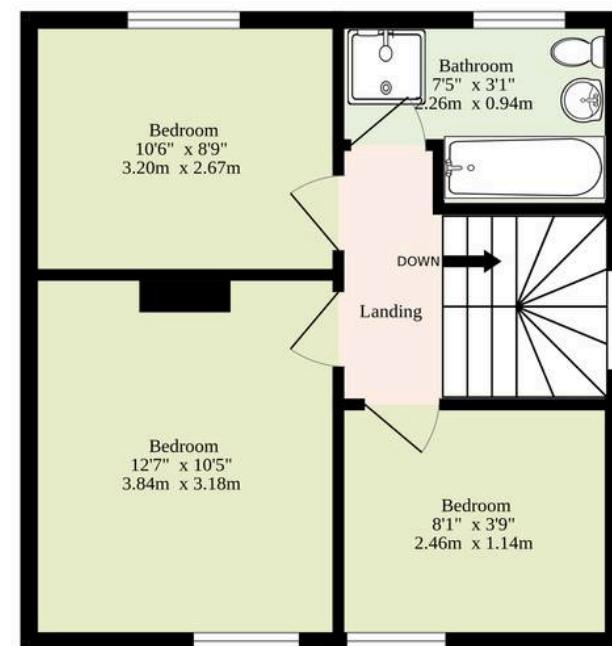


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Ground Floor  
855 sq.ft. (79.4 sq.m.) approx.



1st Floor  
341 sq.ft. (31.7 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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# Dreaming of this home? Let's make it a *reality*



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Meet *James*  
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Meet *Lauren*  
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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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