



21 Browston Lane, Bradwell

Great Yarmouth



Minors & Brady

21 Browston Lane

Bradwell, Great Yarmouth

Wake up to bright, welcoming spaces in this semi-detached home in the Norfolk village of Bradwell, set within a popular residential estate. The open-plan kitchen and dining area flows seamlessly onto the decking, ideal for casual meals or entertaining, while the spacious living room is perfect for relaxing. Upstairs, the master bedroom features a private ensuite, complemented by two further bedrooms and a family bathroom. A low-maintenance garden, driveway, and garage offer practicality alongside comfort. Suited to first-time buyers, small families, or investors, this home offers a relaxed, modern lifestyle in a sought-after location.

Agents Notes

Freehold

Ground rent: £153.53 p/a (paid until January 2027)

The ground rent includes the maintenance of the grass.

Surface water has no charge, saves around £60 p/a.

Connected to mains gas, electricity and water.

Partly boarded loft.



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- Semi-detached residence proudly positioned within a popular residential estate in the Norfolk village of Bradwell
- Suitable option for first-time buyers, small families or investors
- Spacious, light-filled living room inviting relaxation and entertaining
- Open-plan kitchen/dining room with French doors that open out to the decking, creating an effortless flow for everyday living and hosting
- Kitchen equipped with modern cabinetry, wooden worktops, an integrated oven and areas for your own appliances
- Master bedroom complemented by a built-in wardrobe and a private en-suite
- Two further bedrooms with the flexibility to have a home office, a dressing room or a nursery
- Family bathroom comprising of a classic three-piece suite
- A low-maintenance garden that is predominately paved, suitable for seating arrangements to enjoy relaxing, summer BBQs or placing a storage shed/summerhouse
- Driveway providing off-road parking and a garage for storage options



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Location

Browston Lane is located on the western edge of the Norfolk village of Bradwell, part of the greater Great Yarmouth area. For everyday shopping, residents have convenient access to a handful of local amenities, including a small convenience store, a post office, and a selection of takeaways and independent shops along nearby Beccles Road. For larger supermarkets and retail options, Bluebell Meadow and the surrounding Great Yarmouth precincts are a short drive away.

Families in the area are served by local schools within easy reach. Woodlands Primary Academy is the closest primary school, while secondary education is provided at Ormiston Venture Academy, accessible by a short bus ride or drive. Additional primary options include Homefield and Hillside Primary, offering variety in curriculum and school culture.

Transport links are convenient for a village setting. Browston Lane benefits from regular bus services connecting Bradwell to central Great Yarmouth, with onward routes to surrounding villages and Norwich. Road access via the A47 allows straightforward travel by car to the coast, Norwich, or inland Norfolk. Rail connections are available at Great Yarmouth station, which is a short drive from the village.



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This semi-detached residence is situated within a popular residential estate in the Norfolk village of Bradwell, offering an excellent option for first-time buyers, small families, or investors.

A welcoming entrance hall, bright and airy, includes a convenient ground-floor WC. The spacious living room is filled with natural light, creating a relaxed environment for everyday life or entertaining.

The open-plan kitchen and dining area features modern cabinetry, wooden worktops, and an integrated oven, with space for your own appliances. French doors open onto the decking, allowing a seamless flow between indoor and outdoor living, perfect for dining or socialising.

Upstairs, the master bedroom benefits from a built-in wardrobe and private en-suite, while two further bedrooms offer flexibility for a home office, dressing room, or nursery. The family bathroom is fitted with a classic three-piece suite.

Outside, the low-maintenance garden is predominantly paved, suitable for seating, summer BBQs, or a shed/summerhouse. Off-road parking is provided on the driveway, with a garage offering additional storage, including eaves space.

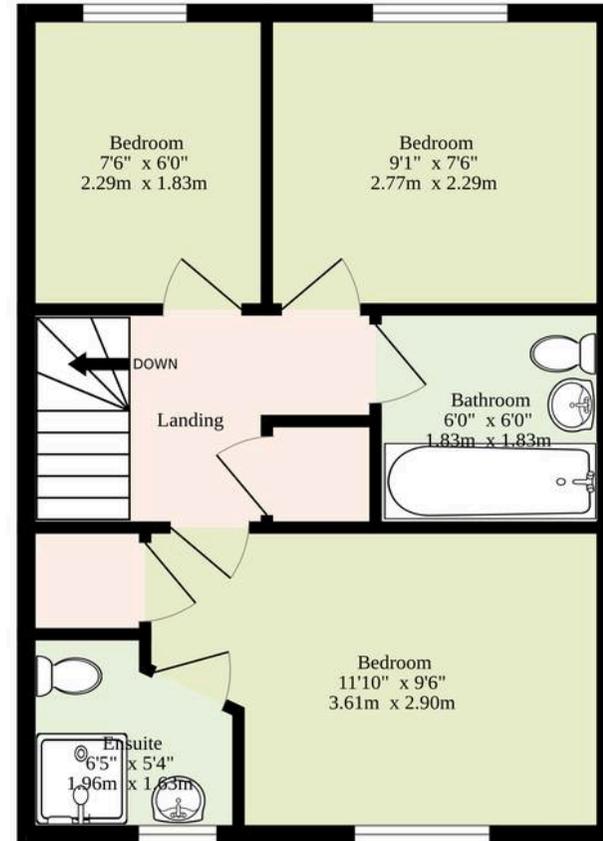
This home offers practical living with versatile spaces in a sought-after village location.



Ground Floor
549 sq.ft. (51.0 sq.m.) approx.



1st Floor
351 sq.ft. (32.6 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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

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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T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk