



25 Lucerne Road, Bradwell

Great Yarmouth



Minors & Brady



## 25 Lucerne Road

Bradwell, Great Yarmouth

Set within the established village of Bradwell, this well presented two bedroom terrace home offers well proportioned accommodation with a bright front facing lounge, a generous kitchen dining room with space for everyday dining and doors opening to the rear garden, two comfortable first floor bedrooms, a neatly finished family bathroom, an enclosed low maintenance garden, and the added benefit of a detached garage with driveway parking, all conveniently placed close to local shops, schools, medical facilities, regular bus services, and within easy reach of Great Yarmouth town centre and seafront, making it a practical and well located choice for a range of buyers.

### Location

Lucerne Road is set within the well-established village of Bradwell, offering convenient access to a wide range of everyday amenities, including local shops, supermarkets, schools, medical facilities, and regular bus routes, with Great Yarmouth town centre and seafront close by for additional shopping and leisure options. The area provides straightforward access to the A143 and A47, supporting travel towards Lowestoft, Norwich, and surrounding areas, while Bradwell itself is well served by leisure facilities, pubs, and takeaway options. Nearby green spaces, coastal paths, and countryside routes add further appeal, offering easy opportunities for walking and outdoor activities close to home.



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## Lucerne Road, Bradwell

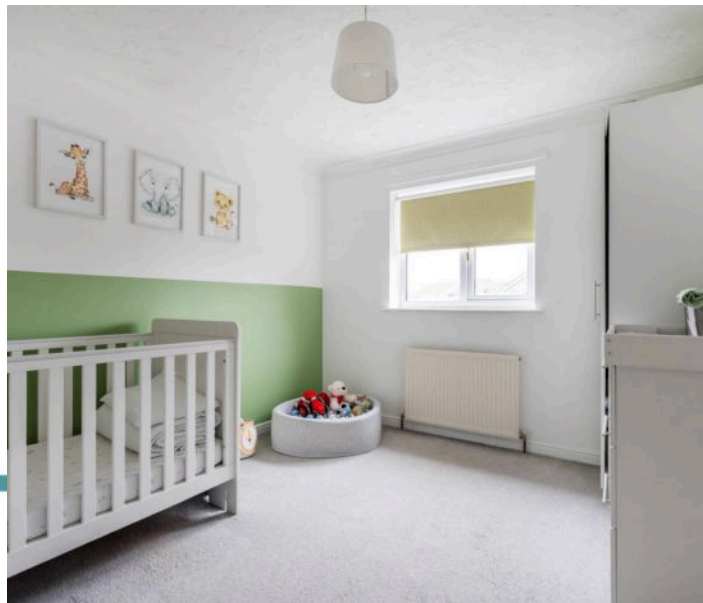
Stepping inside, the entrance hall creates a tidy and welcoming first impression, finished with wood-effect flooring and a built-in radiator cover that adds both storage and visual interest. Stairs rise to the first floor with useful under-stair storage, while the hallway leads directly into the main living space.

The lounge sits at the front of the property and feels comfortable and well-proportioned, finished with fitted carpet, neutral décor, and a large front-facing window that allows in plenty of natural light. This room offers ample space for seating and everyday living, with a natural flow through to the rear of the house.

To the rear, the kitchen-dining room is a generous and practical space designed for daily use. The kitchen is fitted with a range of cream fronted units with coordinating work surfaces and tiled splashbacks. Integrated appliances include an oven with a gas hob and extractor above, while space is provided for additional freestanding appliances. The patterned tiled flooring adds character and durability, and the dining area comfortably accommodates a table and chairs, making this a sociable and functional room. French doors open directly onto the rear garden, creating an easy connection between indoor and outdoor space.

Upstairs, the first-floor landing provides access to two well-sized bedrooms and the family bathroom. The main bedroom is positioned to the rear and offers generous floor space, fitted carpet, neutral tones, and room for wardrobes and additional furniture. The second bedroom is also a comfortable double, currently arranged as a nursery, and benefits from a built-in storage cupboard, fitted carpet, and a rear-facing window.

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The bathroom is neatly finished and includes a panelled bath with a curved glass shower screen and a shower over, a pedestal wash basin, and a WC. Tiled walls and flooring provide a clean and practical finish, while a window allows natural light and ventilation.

Outside, the rear garden is fully enclosed by brick walls and fencing, creating a private and low-maintenance outdoor area. The space is arranged with paved seating areas and raised shingled sections, offering flexibility for outdoor furniture, planting, or entertaining. A gate provides access to the detached garage, which is positioned close by and offers useful storage or parking.

To the front, the property sits back from the road with a small green area and pedestrian access, contributing to a pleasant setting within the development.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

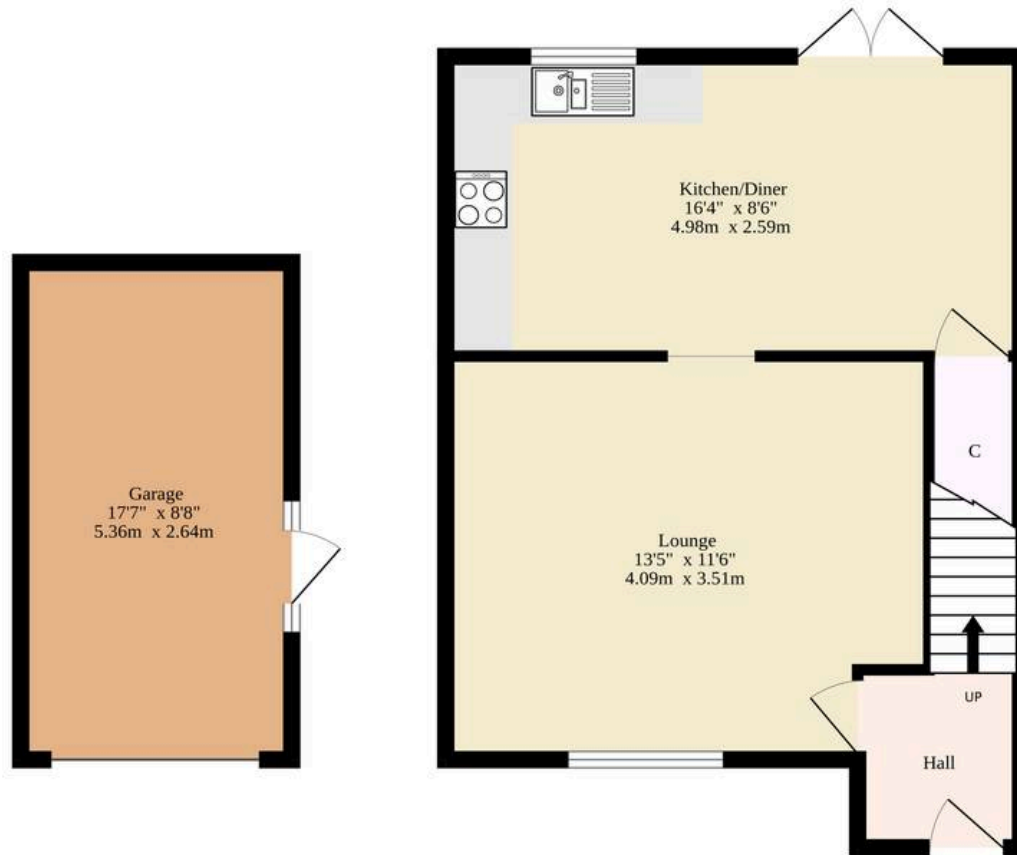
Council Tax Band- B



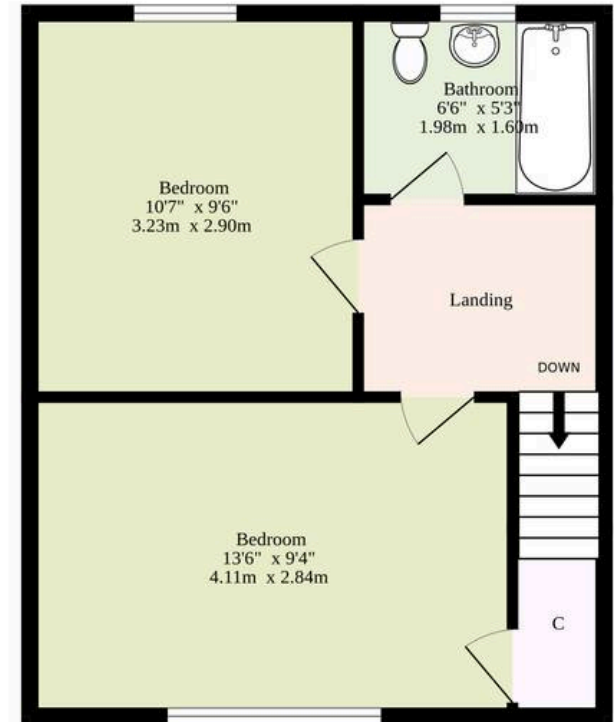
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Ground Floor  
508 sq.ft. (47.2 sq.m.) approx.



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



Sqft Includes Garage

**TOTAL FLOOR AREA : 849 sq.ft. (78.9 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?

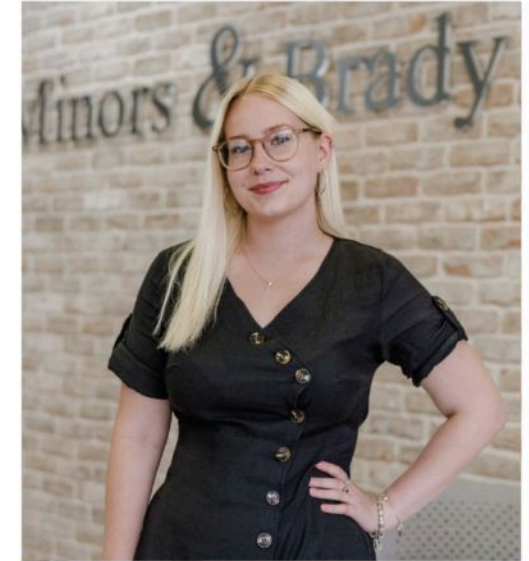
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Meet *James*  
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Meet *Lauren*  
Property Consultant

# Minors & Brady

*Your home, our market*

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