



10 Bradfield Drive, Martham

Great Yarmouth



Minors & Brady

# 10 Bradfield Drive

Martham, Great Yarmouth

Set along a quiet residential road in the sought-after coastal village of Martham, this link-detached home combines a bright, adaptable interior with a thoughtfully designed, low-maintenance garden, offering a residence that works as effortlessly for family life as it does for entertaining. From the welcoming entrance hall and naturally light-filled living room to the flexible dining and kitchen spaces, each area has been crafted to support day-to-day living while providing room to personalise and evolve with your needs. With three comfortable bedrooms, including a principal suite with a private en-suite, and practical external features such as a driveway, garage, and patioed garden, the property strikes a rare balance between practicality, style, and a sense of calm within a thriving village setting.



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Martham, Great Yarmouth

- Link-detached residence proudly positioned down a quiet, residential road in a desirable development within in the coastal village of Martham
- Beautifully family home showcasing a bright and airy interior that can easily adapt to your lifestyle preferences and style
- Spacious living room filled with an abundance of natural light, with a feature fireplace housing a gas fire, inviting relaxation and entertaining
- Flexible dining room with the option to have a home office, a playroom for children or an additional bedroom
- Kitchen fitted with wall and base units, an integrated oven, a dishwasher, plumbing for a washing machine and space for a fridge/freezer
- Three bedrooms offering comfort and privacy, one of which is a principal complemented by built-in storage and a private en-suite
- Family bathroom comprising of a modern three-piece suite
- A private, low-maintenance garden featuring a patio for seating arrangements, an artificial lawn and a timber storage shed
- A driveway providing off-road parking and a garage for storage use
- Easy access to essential amenities and the scenic coastline



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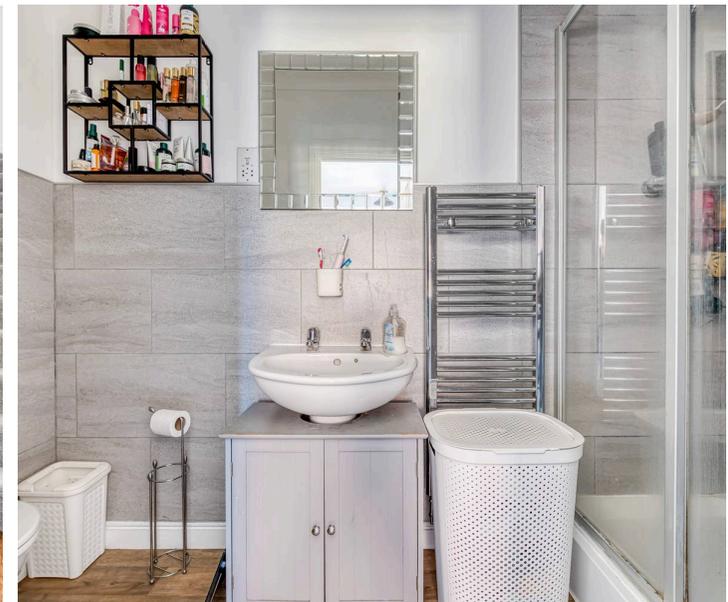
Martham, Great Yarmouth

## Martham

Bradfield Drive is located in the coastal village of Martham, in the north-east of Norfolk, just inside the scenic Norfolk Broads area. The road sits within a residential neighbourhood, close to the village centre, giving easy access to day-to-day amenities such as the village shop, post office, local pharmacy, cafés, and a few pubs. Martham's compact layout means most facilities are within a short walk or cycle from Bradfield Drive, providing a balance of village calm with convenience.

For education, the area is served by Martham Primary & Nursery School, located nearby, while secondary education is accessed at Flegg High Ormiston Academy in the village or in nearby towns. Surrounding villages including Cess, West Somerton, and Fleggburgh are within a short drive, while larger towns such as Great Yarmouth and Norwich are easily accessible for broader shopping, leisure, and employment needs.

Transport links include local bus services connecting to surrounding villages and Great Yarmouth, while road access via the A149 allows connections along the Norfolk coast and into the wider county. The location provides easy access to outdoor recreation, from walks along the Broads to coastal paths at Winterton-on-Sea, supporting a lifestyle that blends quiet village living with ready access to countryside and seaside amenities.



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Link-detached and thoughtfully positioned along a quiet residential road, this attractive family home occupies a desirable development within the coastal village of Martham. With a bright and adaptable interior, it offers an ideal balance of comfort and versatility, making it perfectly suited to contemporary family life.

A welcoming porch provides a practical space for outdoor wear before leading into the entrance hall, where a convenient cloakroom adds to the home's everyday functionality. The main living area is a light-filled space designed for both relaxation and entertaining, featuring a charming fireplace with a gas fire as its focal point. Large windows allow natural light to fill the room, creating an inviting atmosphere throughout the day.

Adjacent to the living room, the flexible dining space presents a wealth of possibilities. Whether as a dedicated dining area, a home office, a playroom for children, or even an additional bedroom, this room adapts effortlessly to suit a variety of lifestyle requirements. The kitchen has been thoughtfully fitted with wall and base units, an integrated oven and dishwasher, plumbing for a washing machine, and space for a fridge/freezer, providing a practical and well-organised hub for day-to-day living.

Upstairs, three bedrooms offer comfort and privacy, including a principal suite featuring built-in storage and a private en-suite, while the remaining bedrooms are equally well-proportioned and served by a modern family bathroom with a contemporary three-piece suite.



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Externally, the property benefits from a low-maintenance garden, designed to maximise leisure time. A paved patio provides the perfect setting for outdoor seating, while an artificial lawn ensures year-round usability and minimal upkeep. A timber storage shed completes the garden, offering convenient space for bicycles or garden equipment. A driveway provides off-road parking, complemented by a garage that can serve as additional storage or a workshop space.

In all, this link-detached residence represents a harmonious blend of practicality, style, and convenience. Its bright, airy interiors, flexible layout, and well-considered outdoor spaces offer a property that can evolve with its owner's needs, making it a truly welcoming home.

## Agents Notes

Freehold

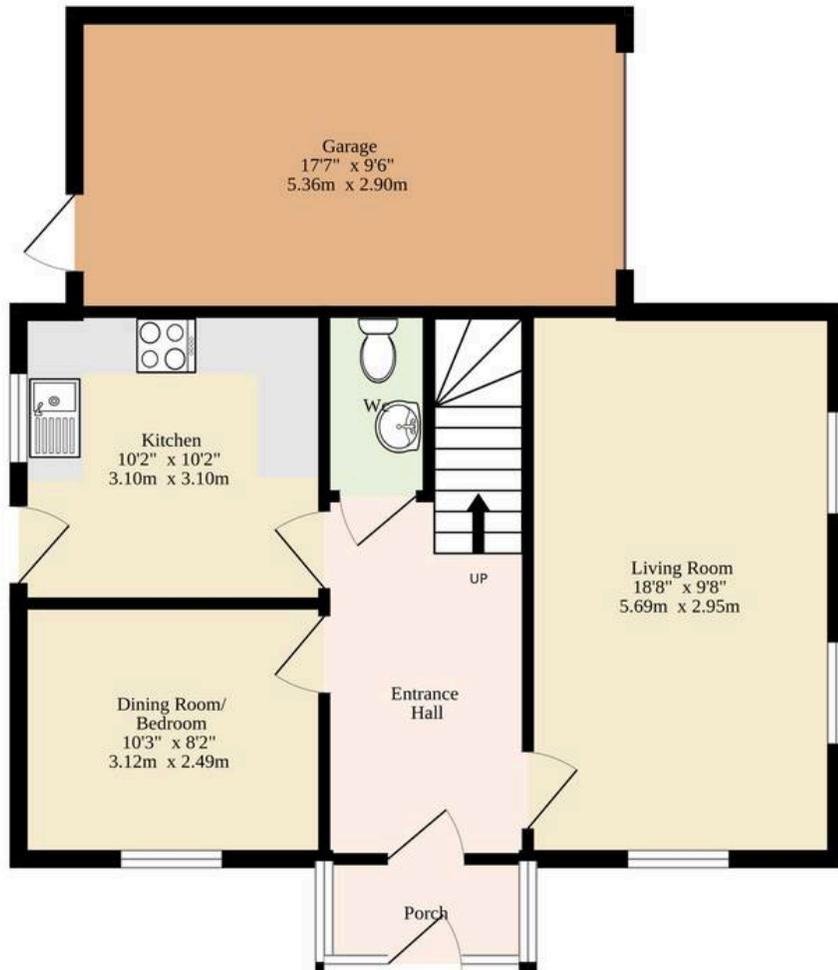
Connected to mains water and electricity.

Oil heating system.

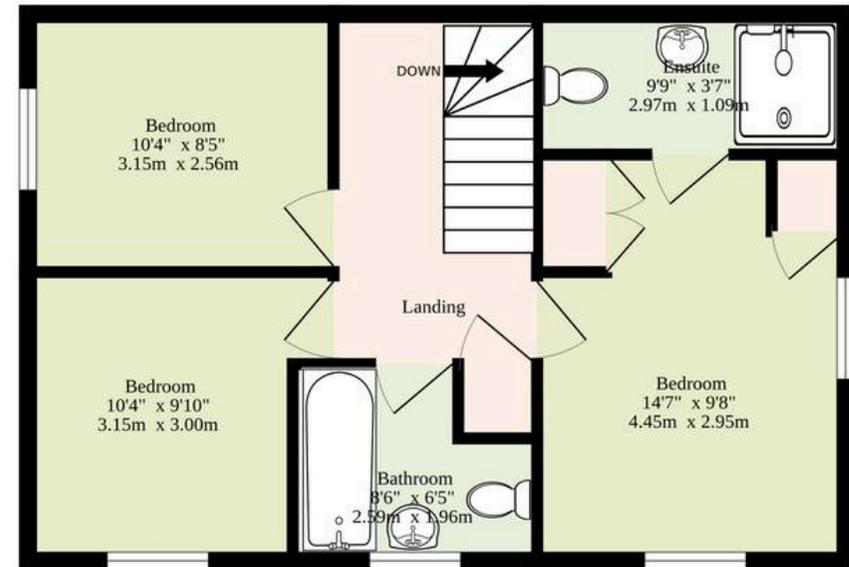


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
662 sq.ft. (61.5 sq.m.) approx.



**1st Floor**  
423 sq.ft. (39.3 sq.m.) approx.



Sqft Includes The Garage.

**TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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*  
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Minors & Brady  
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