



44 Kingfisher Close, Bradwell

Great Yarmouth



Minors & Brady

44 Kingfisher Close

Bradwell, Great Yarmouth

Sympathetically updated and significantly improved, this extended terraced home offers stylish and versatile accommodation ideal for modern living. The property is located in the highly sought-after village of Bradwell, within easy reach of local shops, a supermarket, doctors surgery and regular bus services. The ground floor features a welcoming sitting room along with a superb high-quality rear extension, creating a spacious open-plan kitchen and dining area fitted with a new bespoke custom kitchen. The downstairs layout also offers flexibility and could easily be adapted to create a fully open-plan living space if desired. Upstairs, the property provides three well-proportioned bedrooms served by a family bathroom, with the added benefit of newly installed windows and doors to both the front and rear. Outside, the home enjoys low-maintenance gardens to the front and rear, with the enclosed rear garden featuring a built-in brick BBQ, ideal for outdoor entertaining.

- Sympathetically improved and well-presented extended terraced home
- High-quality rear extension creating a spacious kitchen and dining area
- Beautifully designed bespoke custom kitchen recently installed
- Flexible ground floor layout with potential for full open-plan living
- Three well-proportioned bedrooms offering versatile accommodation
- Newly installed windows and doors to both the front and rear
- Bright and airy living spaces with excellent natural light throughout
- Low-maintenance gardens to both the front and rear of the property
- Private enclosed rear garden ideal for relaxing and entertaining
- Attractive built-in brick BBQ area perfect for outdoor dining and gatherings





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44 Kingfisher Close

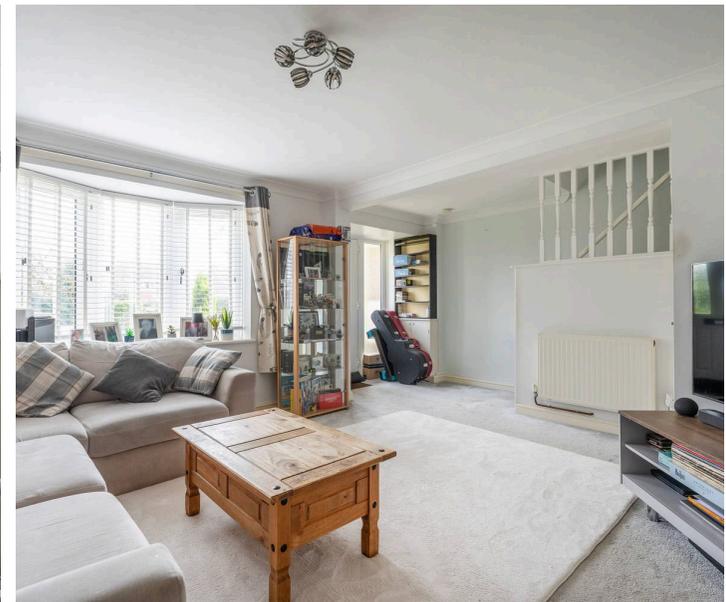
Bradwell, Great Yarmouth

The Location

Bradwell is a large village on the edge of the Norfolk Broads, just a few miles west of Great Yarmouth. Although it sits close to the coast and the busy seaside town, Bradwell itself has a much quieter, more residential feel. Over the years it has grown from a small rural settlement into a well-established community, while still keeping strong links to the surrounding countryside and waterways that define this part of Norfolk.

The village lies within the Broads area, a network of rivers, lakes and marshland that form The Norfolk Broads, one of the UK's most distinctive landscapes. This setting gives Bradwell easy access to open skies, reed beds and winding waterways, which attract walkers, cyclists and people interested in wildlife. The nearby marshes and rivers provide good opportunities to spot birds and other wildlife, and many local footpaths connect the village to the wider Broads countryside.

Despite its peaceful setting, Bradwell has a good range of everyday amenities. There are local shops, schools, community facilities and green spaces that support village life. The centre of Great Yarmouth is only a short drive away, meaning residents can easily reach larger supermarkets, leisure facilities and the town's famous seafront when they want something more lively.



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A welcoming and well-proportioned sitting room positioned at the front of the property, offering a comfortable living space with plenty of natural light. The room provides a relaxing setting for everyday living while still feeling connected to the rest of the home. The ground floor layout has been thoughtfully designed so that, if desired, the downstairs space can be easily adapted to create a completely open-plan arrangement, ideal for modern family living and entertaining.

To the rear of the property is a superb high-quality extension that forms a spacious open-plan kitchen and dining area. This impressive space has been significantly upgraded with a new bespoke custom kitchen, thoughtfully designed to maximise both style and functionality. The room offers ample space for dining and socialising, making it the true heart of the home. Large windows and new rear doors allow plenty of natural light to fill the space, while also providing access to the garden. The extension has been finished to an excellent standard, creating a bright and contemporary living environment.

Upstairs the property offers three well-proportioned bedrooms, each providing comfortable accommodation suitable for family living, guests, or a home office if required. The rooms are light and airy and benefit from the property's newly installed windows, enhancing both energy efficiency and natural light throughout.

The family bathroom is conveniently located on the first floor and serves all three bedrooms. The space is practical and well presented, providing a comfortable environment for daily use.



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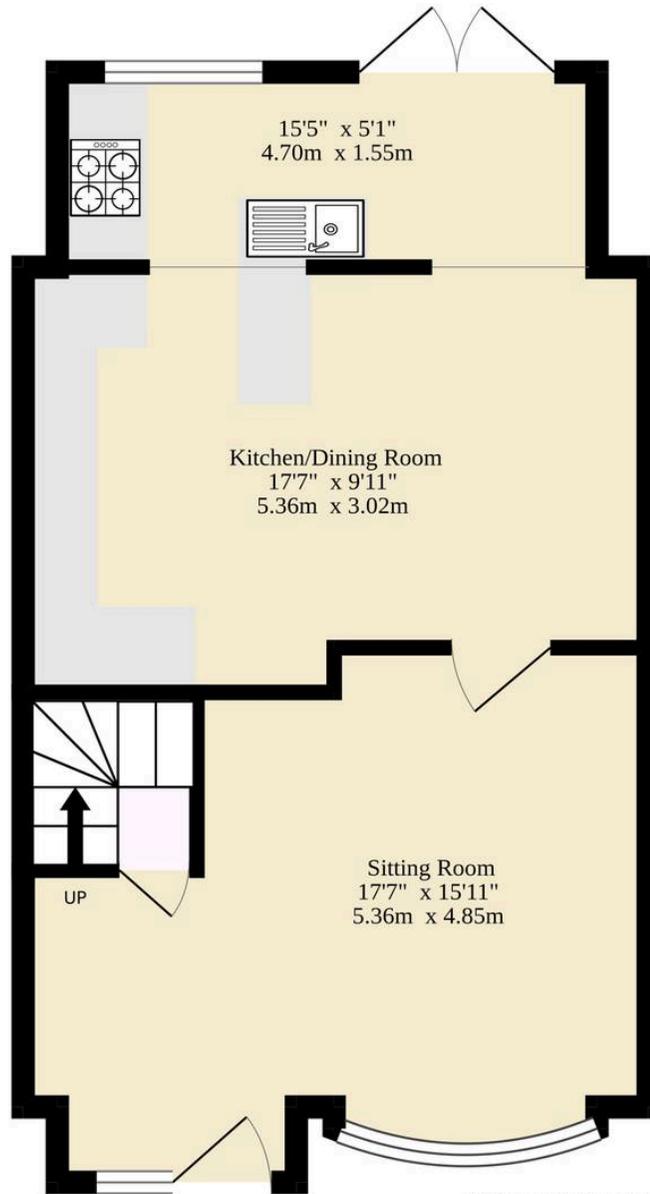
Externally, the property benefits from low-maintenance gardens to both the front and rear, ideal for those seeking attractive outdoor space without extensive upkeep. The enclosed rear garden offers a private area for relaxing and entertaining, complete with a built-in brick BBQ, perfect for outdoor dining during warmer months. The home has also benefitted from all new windows and doors installed to both the front and rear, further enhancing the overall quality and finish of the property.

Agents Note

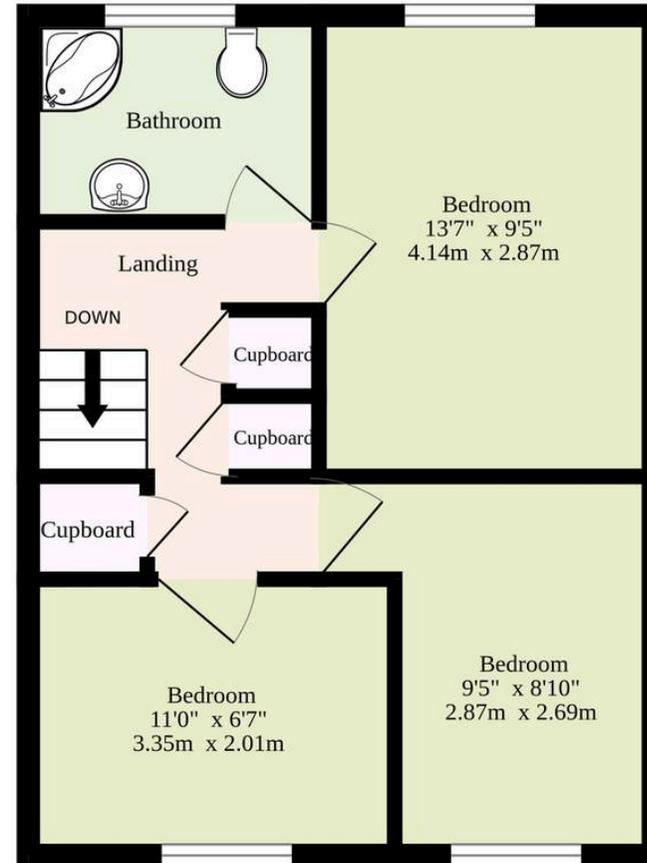
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
502 sq.ft. (46.6 sq.m.) approx.



1st Floor
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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 *James*
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