



21 Delph Road, Bradwell

Great Yarmouth



Minors & Brady

# 21 Delph Road

Bradwell, Great Yarmouth

There's an immediate sense of ease to life here, where light-filled spaces and a thoughtful layout come together to create a home that feels both practical and inviting. Set within the established Bluebell Meadow development in Bradwell, this modern detached residence offers a natural flow between its welcoming reception rooms and open-plan kitchen/dining area, extending seamlessly out to a private, low-maintenance garden. With four well-proportioned bedrooms, including a principal suite with ensuite, alongside a driveway, garage and considered outdoor space, it's a home designed to adapt effortlessly to the rhythm of everyday living.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Maintenance fee: £160 p/a.



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- Executive detached residence built in 2019, proudly positioned on the established Bluebell Meadow development in the village of Bradwell
- Easy access to a range of amenities within the village, as well as the nearby towns of Gorleston and Great Yarmouth
- Modern family home showcasing spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- Front sitting room that is filled with an abundance of natural light and a versatile dining room, inviting relaxation and entertaining
- Open-plan kitchen/dining room creating an effortless flow for everyday living, with French doors that open out to the garden
- Kitchen fitted with wall and base cabinetry and integrated appliances, alongside a functional utility room and a convenient WC
- Four lovely-sized bedrooms offering comfort and privacy, one of which is a master bedroom complemented by a private ensuite shower room
- A private, landscaped garden that is low-maintenance, featuring an artificial lawn and a decked terrace for seating arrangements
- Kerb appeal with a maintained front garden, a brick-weave driveway providing off-road parking and a garage that is partitioned for storage and hobbies



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## Bradwell, Great Yarmouth

### Bradwell

Delph Road lies within a small, modern residential development on the edge of Bradwell, a large village that effectively merges with both Gorleston-on-Sea and Great Yarmouth. The road itself is a short cul-de-sac, so it avoids passing traffic and feels self-contained, with a consistent mix of detached and semi-detached houses.

Everyday shopping is handled locally along Beccles Road, which is the main spine through Bradwell. Here you'll find a mix of convenience stores, takeaways, a pharmacy, and small independent services. For a larger shop, there are supermarkets within a few minutes' drive, and Gorleston High Street and Great Yarmouth town centre expand the options further with national chains, banks and leisure facilities. The area is set up for practical day-to-day living rather than destination retail.

Schooling is one of the stronger aspects of the location. Within a short distance are Woodlands Primary Academy, Homefield Church of England Primary School, and Hillside Primary School, all serving the immediate area. For secondary education, Ormiston Venture Academy and Cliff Park Ormiston Academy are both within easy reach, while East Norfolk Sixth Form College sits slightly further towards Gorleston and is well regarded for post-16 study.

Transport is straightforward and largely car-led. Local buses run along Beccles Road linking Bradwell with Gorleston, Great Yarmouth and surrounding villages, making it possible to get around without driving, though journeys are not especially fast. For rail travel, the nearest station is in Great Yarmouth, with connections to Norwich. Road access is more direct, with routes linking into the A143 and A47, making Norwich and Lowestoft accessible for commuting.



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Positioned within the established Bluebell Meadow development in the well-regarded village of Bradwell, this executive detached residence, built in 2019, offers a thoughtfully designed home that balances modern living with a calm, welcoming atmosphere. Set back with a neat frontage, the property presents a strong sense of arrival, with its maintained garden, brick-weave driveway and garage providing both practicality and kerb appeal.

Stepping inside, a bright and airy entrance hall immediately sets the tone for the rest of the home, offering a sense of space and flow that continues throughout. The front sitting room enjoys an abundance of natural light, creating a comfortable and inviting setting for quieter moments, while the separate dining room provides a more formal space that adapts easily, whether for entertaining guests, working from home, or family gatherings.

At the heart of the property lies an open-plan kitchen and dining area, designed for everyday living and connection. This is a space that naturally draws people together, with French doors opening directly onto the garden and allowing light to move freely through the room. The kitchen itself is fitted with a range of wall and base cabinetry, integrated appliances, and ample work surfaces, combining functionality with a clean, contemporary finish. A separate utility room keeps day-to-day tasks neatly tucked away, while a conveniently located WC completes the ground floor.



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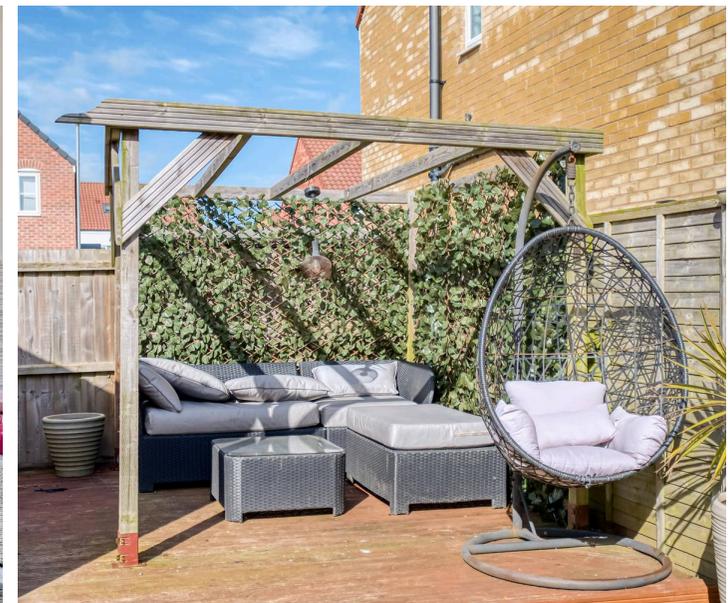
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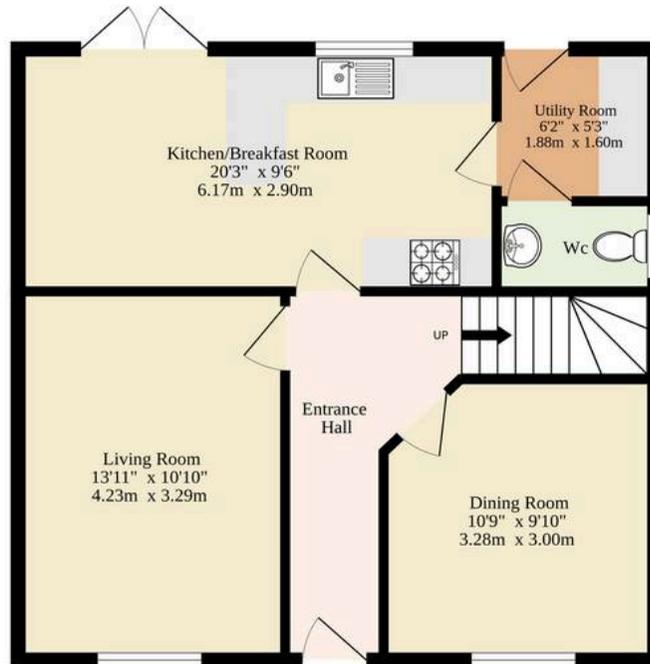
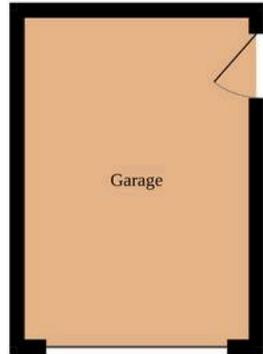
Upstairs, the sense of space continues with four well-proportioned bedrooms, each offering a comfortable and private retreat. The principal bedroom benefits from its own ensuite shower room, providing a practical and well-appointed space, while the remaining bedrooms are served by a family bathroom, making the layout particularly well suited to modern family life.

Outside, the rear garden has been carefully landscaped with ease of maintenance in mind. An artificial lawn provides year-round greenery, while a decked terrace creates a natural extension of the living space, ideal for outdoor dining, relaxed seating, or simply enjoying the quieter surroundings. The garden feels private and manageable, offering a balance between usability and low upkeep.

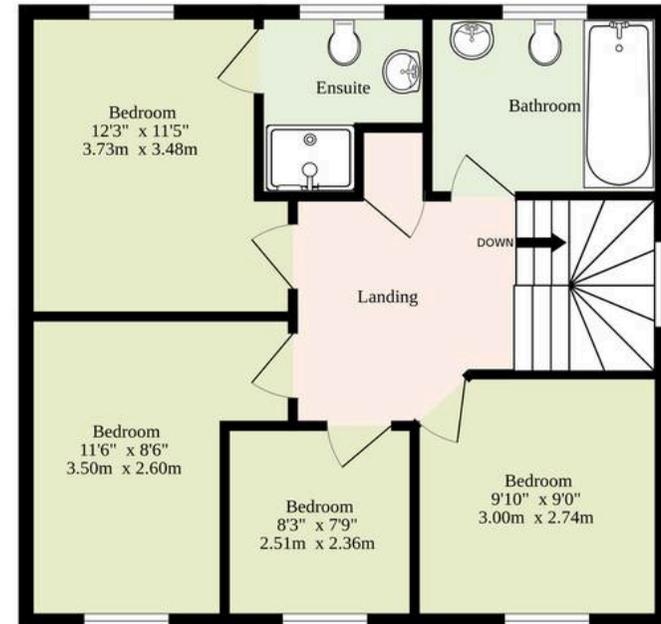
Overall, this is a home that has been designed with flexibility at its core. Its layout allows it to adapt effortlessly to different lifestyles, whether that means creating dedicated workspaces, entertaining areas, or simply enjoying the generous proportions as they are. Combined with its location within a well-established residential setting, it presents a considered opportunity for those seeking a modern home with both comfort and practicality in mind.



**Ground Floor**  
480 sq.ft. (44.6 sq.m.) approx.



**1st Floor**  
390 sq.ft. (36.2 sq.m.) approx.



Sqft Excludes The Garage, Hallways, Wc, Bathroom And Ensuite.

**TOTAL FLOOR AREA : 870 sq.ft. (80.8 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*



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Senior Property Consultant



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