



46 Kingfisher Close, Bradwell

Great Yarmouth



Minors & Brady

## 46 Kingfisher Close

Bradwell, Great Yarmouth

Down a quiet residential close and overlooking a pleasant communal green, this home offers a setting that feels both open and private, with a natural sense of space from the moment you arrive. Inside, the property has been thoughtfully updated with a fresh, modern finish and new plush carpets, creating interiors that are ready to move into while still offering scope to personalise over time. The layout is designed with everyday living in mind, featuring a spacious living room, a well-arranged kitchen/dining area that extends into a bright conservatory, and three adaptable bedrooms suited to a variety of lifestyles, from family life to working from home. Outside, the low-maintenance garden provides a practical and private space for relaxing or entertaining, complemented by a neatly presented shingled front garden and the attractive green outlook beyond. Altogether, this is a well-balanced home in a peaceful village setting, offering both immediate comfort and long-term flexibility.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Shared pathway at the front of the residence.

On-road parking on the estate.



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Bradwell, Great Yarmouth

- Mid-terrace residence positioned down a quiet, residential close in the Norfolk village of Bradwell
- Overlooks a communal green at the front
- Suitable option for first-time buyers or families, looking for a well-presented home that can easily adapt to your own preferences and style
- Fully re-decorated to a modern standard and brand-new plush carpets
- Spacious living room inviting relaxation and entertaining
- Kitchen/dining room equipped with wall and base cabinetry, an integrated oven, space for own appliances and sliding doors into the conservatory
- Light-filled conservatory that extends the reception space, offering views of the garden
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- Family shower room comprising of a three-piece suite, including a large walk-in shower
- A private, low-maintenance garden that is predominately paved for seating arrangements, with a timber storage shed



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# 46 Kingfisher Close

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## Bradwell

Kingfisher Close is located in the Norfolk village of Bradwell, a residential area on the western edge of Great Yarmouth.

Local day-to-day amenities are within easy reach: small convenience shops, a post office, a newsagent, and a few takeaways serve the immediate area, while larger supermarkets, such as Tesco Express and the Co-op, are just a short drive away on the main routes through the village.

For families, the area is well served by schools. Primary education is provided nearby at Hillside Primary School, Homefield Church of England Primary, and Woodlands Primary Academy. Secondary education options include Lynn Grove Academy and Ormiston Venture Academy, both accessible by a short drive or bus journey.

Transport links are practical for a village setting. Bradwell is served by regular local bus routes connecting to Great Yarmouth, Gorleston, and surrounding villages, with stops within a few minutes' walk of most residential streets. By car, Kingfisher Close has easy access to the A143 and other local roads, allowing convenient travel into Great Yarmouth or further afield across south Norfolk.



## 46 Kingfisher Close

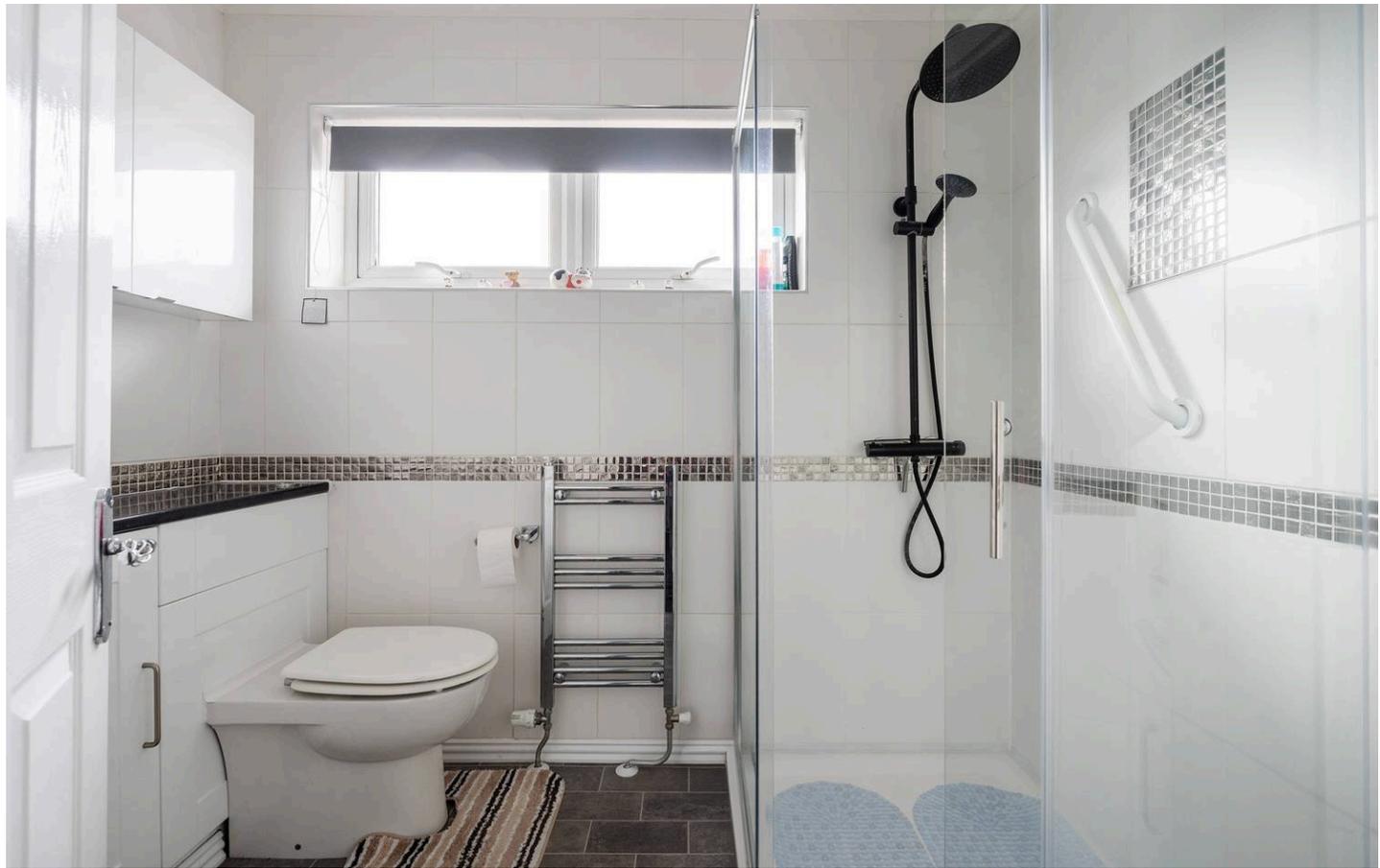
Bradwell, Great Yarmouth

Tucked away within a quiet residential close in the well-served Norfolk village of Bradwell, this mid-terrace residence enjoys an attractive outlook across a communal green, creating a sense of openness rarely found in similar settings. Thoughtfully refreshed throughout, the property presents as a well-balanced home, ideally suited to first-time buyers, young families or those seeking a comfortable space that can evolve with their lifestyle.

Upon entering, a welcoming entrance hall sets the tone for the interior, with a light and airy feel enhanced by a neutral palette and newly fitted plush carpets that continue throughout much of the home. The principal reception room is generously proportioned, offering a versatile living space that lends itself equally well to everyday relaxation and social gatherings. Its layout allows for a variety of furnishing arrangements, making it easy to tailor the room to individual tastes.

To the rear, the kitchen/dining room forms the heart of the home, fitted with a range of wall and base cabinetry that provides ample storage and preparation space. An integrated oven is in place, alongside designated areas for freestanding appliances. There is sufficient room for a dining table, making it a practical setting for both casual meals and entertaining. Sliding doors lead seamlessly into the conservatory, where an abundance of natural light creates an inviting additional reception area. This space offers a pleasant outlook over the garden and serves as a natural extension of the living accommodation throughout the year.

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## 46 Kingfisher Close

Bradwell, Great Yarmouth

The first floor comprises three well-proportioned bedrooms, each offering a comfortable and private retreat. Their flexibility allows for a variety of uses, whether as sleeping accommodation, a home office, dressing room or nursery, depending on individual needs. The family shower room is fitted with a contemporary three-piece suite, including a generously sized walk-in shower, providing both style and practicality.

Externally, the property continues to impress with a private rear garden designed for ease of maintenance. Predominantly paved, it offers an ideal setting for outdoor seating and entertaining, with space to personalise further if desired. A timber storage shed provides useful additional storage. To the front, the garden is attractively laid to shingle, complemented by a distinctive palm tree that adds a subtle touch of character, all set against the pleasant backdrop of the communal green.

This is a home that combines immediate comfort with the opportunity to make it your own over time, all within a peaceful village setting that remains conveniently connected to nearby amenities and transport links.

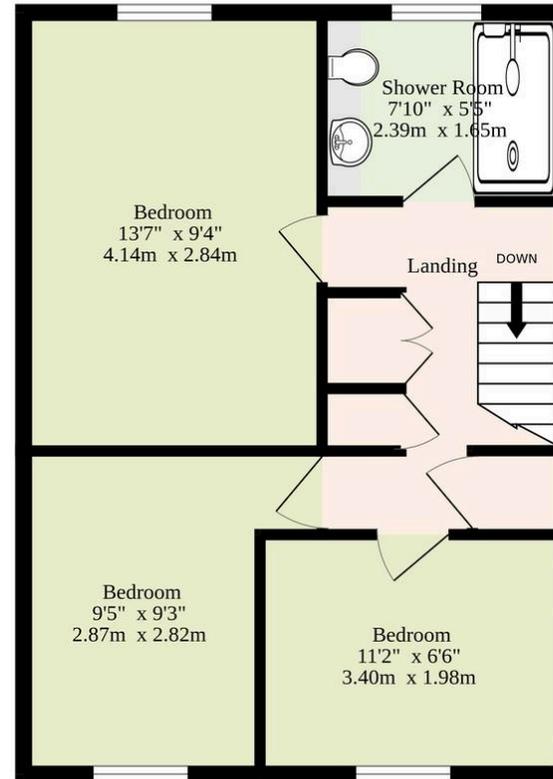


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Ground Floor  
469 sq.ft. (43.6 sq.m.) approx.



1st Floor  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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