



12 Whimbrel Drive, Bradwell

Great Yarmouth



Minors & Brady

12 Whimbrel Drive

Bradwell, Great Yarmouth

This well-presented three-bedroom semi-detached home is positioned within a quiet cul-de-sac on the popular Whimbrel Drive, offering a comfortable and well-maintained living space that is ready to move straight into.

Thoughtfully improved by the current owners, the property combines practical features with modern finishes, including engineered wood flooring throughout the ground floor, a stylish kitchen, and a conservatory designed for year-round use. With off-road parking and a convenient location close to local amenities, this is a home that works well for a range of buyers.



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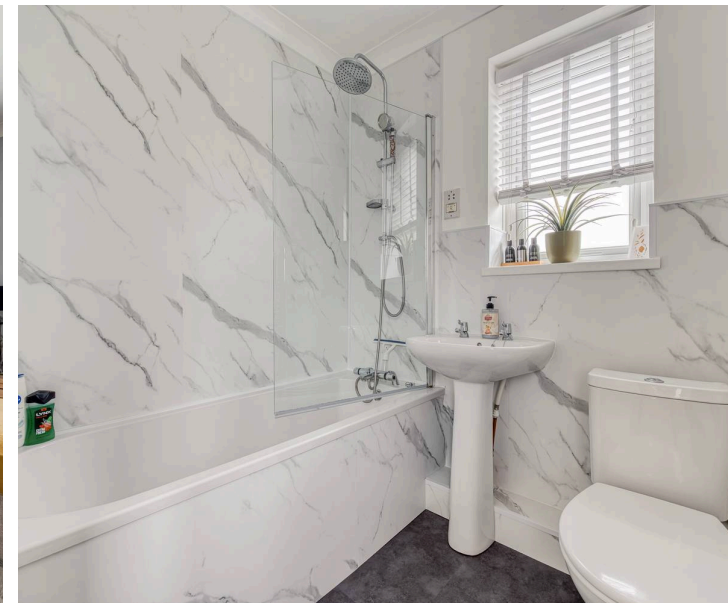
12 Whimbrel Drive

Bradwell, Great Yarmouth

- Well presented three bedroom semi detached home in a quiet cul de sac setting
- Generous living room offering a bright and comfortable main reception space
- Modern fitted kitchen with integrated fridge and dishwasher
- Engineered wood flooring throughout the ground floor, adding a consistent and modern finish
- Three well proportioned bedrooms, including a principal bedroom with Hammonds fitted wardrobes and built in storage
- Fully insulated and double glazed garden cabin, ideal for a home office, studio, or additional reception space
- Off road parking providing convenient and practical everyday access
- Within easy walking distance of local shops, amenities, and transport links

Council Tax band: B

Tenure: Freehold



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Location

Situated within a modern residential area of Bradwell, Whimbrel Drive offers a convenient setting close to a wide range of everyday amenities. Bradwell benefits from local shops, supermarkets, schools, and healthcare services, while also being positioned close to Gorleston, where additional facilities and a sandy beach can be found. The area is well connected by road, with easy access to Great Yarmouth and surrounding villages.

Regular transport links and nearby road networks make commuting straightforward, while the nearby coastline and green spaces provide opportunities for outdoor activities. This location offers a practical base with both local convenience and access to coastal surroundings.

Whimbrel Drive

The ground floor is arranged to provide a bright and welcoming living environment, with engineered wood flooring running throughout, adding a consistent and high-quality finish. The spacious lounge forms the main reception area, ideal for both everyday living and entertaining. To the rear, the kitchen is fitted with a range of modern units, complemented by integrated appliances including a fridge and dishwasher, along with ample worktop space.



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The layout flows through to the conservatory, which benefits from an insulated warm roof, allowing it to be used comfortably throughout the year while also providing direct access to the garden.

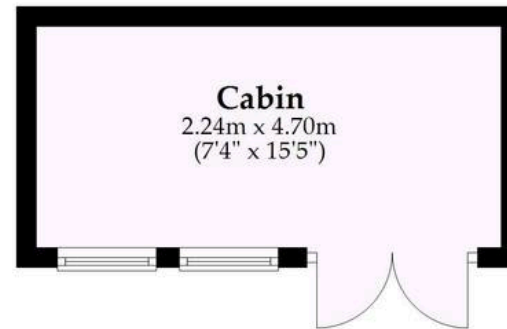
Upstairs, the property offers three well proportioned bedrooms. The principal bedroom benefits from Hammonds fitted wardrobes and drawers, providing excellent built in storage, while the remaining bedrooms are well suited for family use, guests, or working from home. These are served by a modern family bathroom, finished with a clean and contemporary suite.

Externally, the rear garden offers a pleasant and enclosed outdoor space, ideal for relaxing or entertaining. A particular highlight is the fully insulated and double glazed cabin, providing a versatile additional area that works perfectly as a home office, studio, or hobby space. To the front, off road parking adds further convenience.



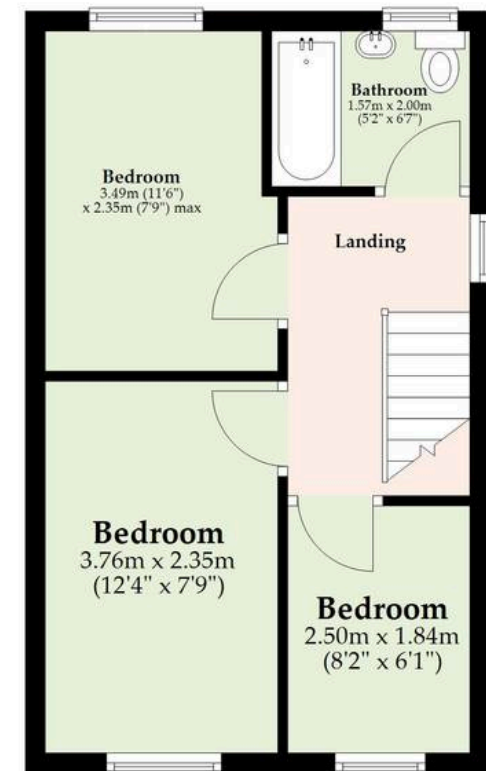
Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 81.3 sq. metres (875.3 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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