



63 Chestnut Avenue, Bradwell

Great Yarmouth



Minors & Brady

63 Chestnut Avenue

Bradwell, Great Yarmouth

This extended three-bedroom semi-detached chalet bungalow is set within the highly sought-after village of Bradwell, positioned along the popular Chestnut Avenue. Offering a generous and flexible layout, the property has been well maintained and thoughtfully arranged to suit a variety of lifestyles, whether that be family living, downsizing with space, or those needing adaptable ground-floor accommodation.

With a combination of spacious rooms, modern updates, and a well-kept garden, this is a home that provides both comfort and practicality in a well-regarded location.



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Bradwell, Great Yarmouth

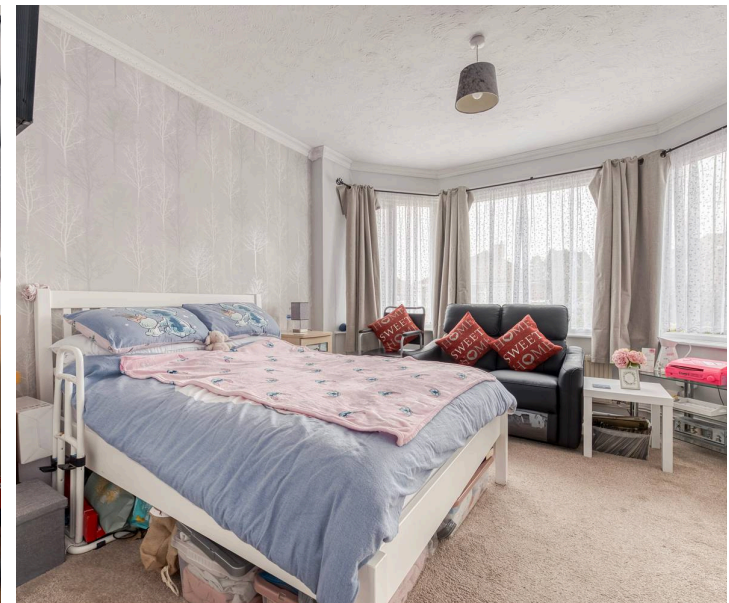
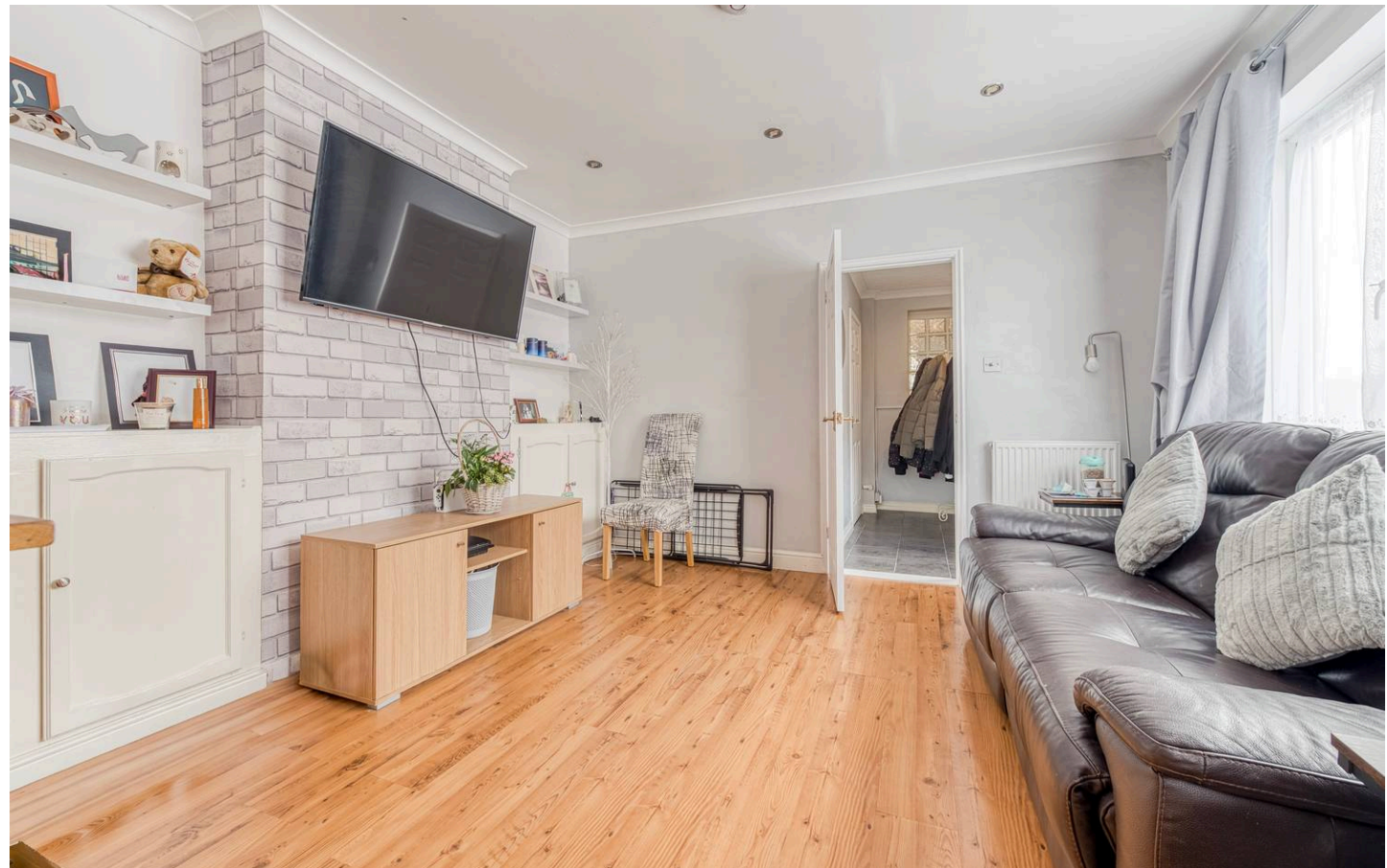
- Extended three bedroom semi-detached chalet bungalow offering flexible accommodation
- Spacious lounge and dining area measuring over 22ft, ideal for everyday living and entertaining
- Modern kitchen and breakfast room with integrated appliances and ample worktop space
- Conservatory with underfloor heating, currently used as a versatile utility and additional living area
- Ground floor double bedroom providing adaptable living options
- Recently fitted wet room with contemporary finish and non slip flooring
- Two further first floor bedrooms, both with useful eaves storage
- Driveway providing ample off road parking
- Attractive rear garden with lawn, patio area, and mature planting including a feature pond

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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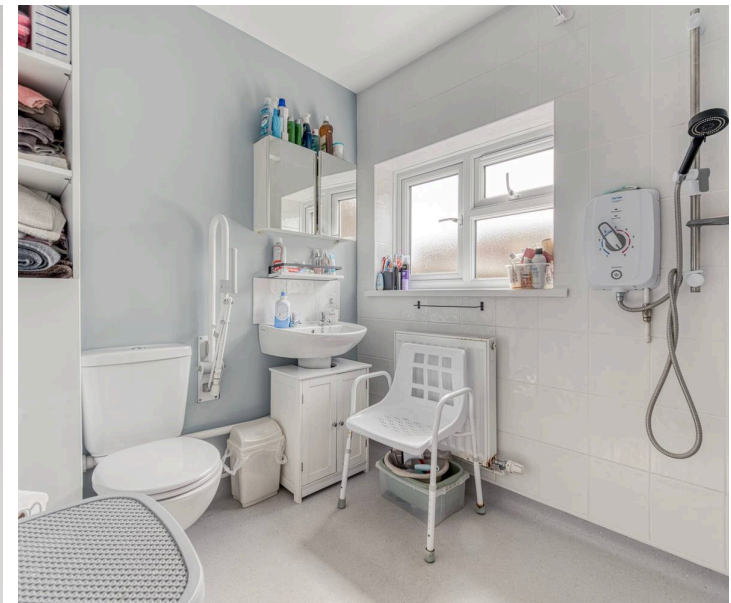
Location

Situated within a popular residential area of Bradwell, Chestnut Avenue offers a convenient setting close to a wide range of everyday amenities. Bradwell is well served by local shops, supermarkets, schools, and healthcare facilities, while also benefiting from good transport links into Gorleston and Great Yarmouth. The nearby coastline provides access to sandy beaches and coastal walks, adding to the lifestyle appeal of the area.

The location also offers straightforward access to the A47, making it practical for commuting towards Norwich and surrounding towns. With a mix of residential convenience and access to open spaces and the coast, Bradwell remains a well-connected and established place to live.

Chestnut Avenue

Enter the home into the entrance hall which provides access to the main living areas, along with a useful storage cupboard. The lounge and dining room is a standout feature of the home, extending over 22ft in length and offering a bright and versatile space for both relaxing and entertaining. Well proportioned and filled with natural light, this room forms the central hub of the home.



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The kitchen and breakfast room is fitted with a range of modern wall and base units, complemented by ample worktop space and integrated appliances including a Bosch oven and microwave. There is space for additional appliances, while the layout comfortably accommodates everyday dining. From here, the property flows into the conservatory, which has been enhanced with underfloor heating, allowing it to be used all year round. This space also serves well as a utility area, with additional room for appliances and direct access out to the garden.

The ground floor also benefits from a spacious double bedroom, offering flexibility for guests, multi generational living, or use as an additional reception room if required. This is served by a recently fitted wet room, finished with modern tiling, a walk in shower, and practical non slip flooring.

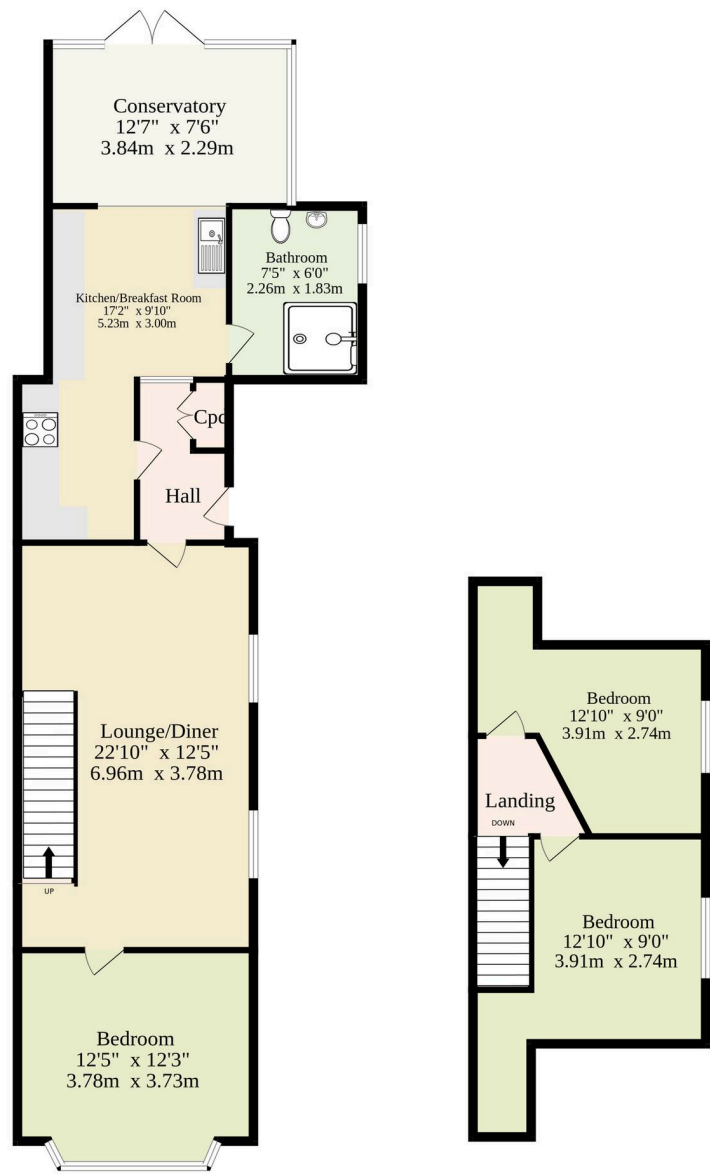
Upstairs, the property offers two further double bedrooms, both well sized and featuring useful eaves storage. These rooms provide comfortable accommodation and are ideal for family members or visiting guests.

Externally, the property continues to impress. To the front, a driveway provides ample off road parking, with side access leading through to the rear garden. The garden itself is well maintained and thoughtfully arranged, featuring a lawn, patio area, and mature planting including a feature pond, creating an enjoyable outdoor space for relaxing or entertaining.



Ground Floor
779 sq.ft. (72.4 sq.m.) approx.

1st Floor
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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