



31 Cormorant Way, Bradwell

Great Yarmouth



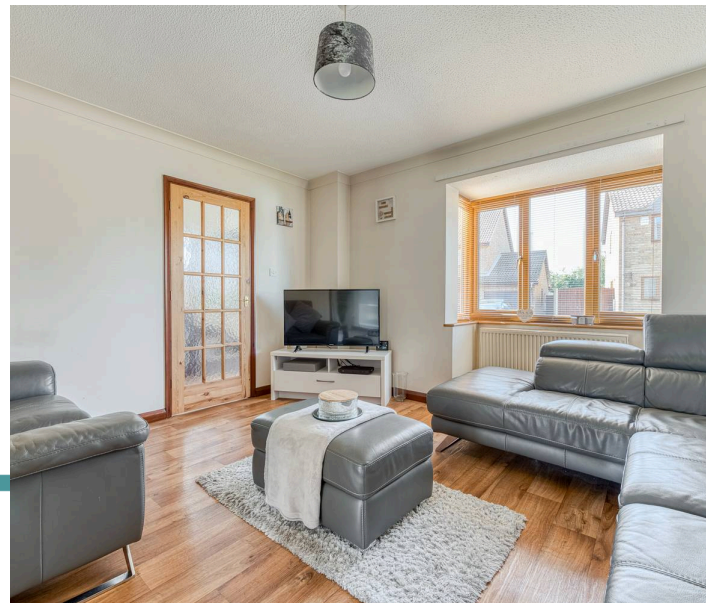
Minors & Brady

## 31 Cormorant Way

Bradwell, Great Yarmouth

Stylish, spacious, and superbly located, this is a home designed for modern family life. Set on a desirable corner plot in the popular area of Bradwell, this beautifully presented three-bedroom detached home offers comfort, practicality, and excellent everyday convenience. The layout flows effortlessly, with well-proportioned living spaces ideal for both relaxing and entertaining. Upstairs, the main bedroom enjoys the benefit of an ensuite, while the remaining bedrooms are perfectly suited to family living, guests, or home working. Outside, the enclosed garden provides a private and versatile space, complemented by a garage and driveway parking. Shops, a doctors' surgery, and a pharmacy are all just a very short walk away, with superstores and schools close at hand. Well maintained throughout and ready to enjoy, this is a fantastic family home that truly must be viewed.

- Desirable corner plot position in a popular Bradwell location
- Well-presented three-bedroom detached family home
- Main bedroom with ensuite shower room
- Spacious and versatile living and dining areas
- Well-equipped kitchen with garden access
- Ground floor cloakroom for added convenience
- Enclosed rear garden ideal for families and entertaining
- Garage with driveway parking in front
- Very short walk to shops, doctors' surgery, and pharmacy
- Range of superstores, schools, and transport links nearby



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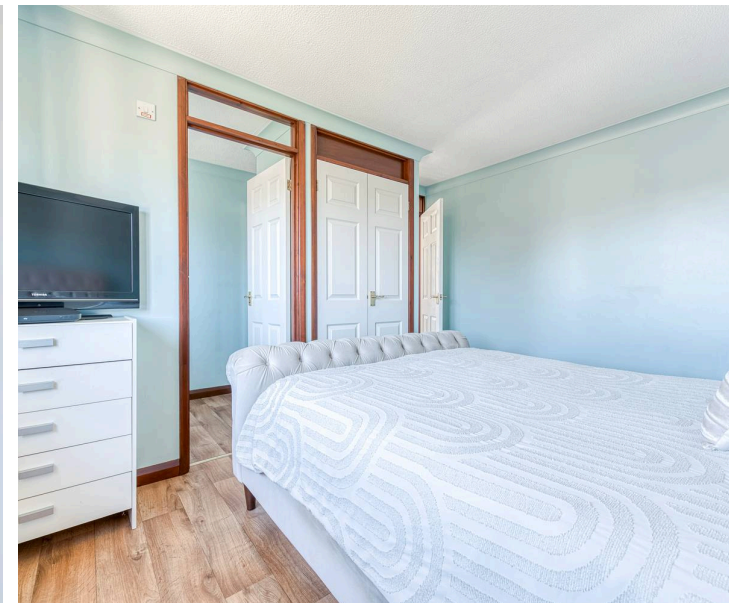
Bradwell, Great Yarmouth

## The Location

Cormorant Way in Bradwell is a well-established and desirable area that offers an ideal balance of local convenience and coastal living. The road is surrounded by a wide range of amenities, including supermarkets, independent shops, cafés, and takeaways, ensuring everyday needs are easily met. Families benefit from access to well-regarded primary and secondary schools nearby, while healthcare services such as GP surgeries, dental practices, and a pharmacy are also within easy reach.

The area enjoys good transport connections, with regular bus services into Great Yarmouth and Lowestoft, while the nearby A143 provides direct road access to Norwich and surrounding towns. Residents have plenty of options for leisure and recreation, including nearby playing fields and parks for outdoor activities, Bradwell Library as a valued community hub, and scenic riverside paths along the Waveney ideal for walking or cycling.

For those who enjoy the coast, Gorleston's sandy beach and vibrant seafront are just a short drive away, offering a perfect escape for sunny days or relaxed weekend outings. With its combination of everyday amenities, strong community facilities, and close proximity to the coast, Cormorant Way represents a highly appealing place to live in Bradwell.



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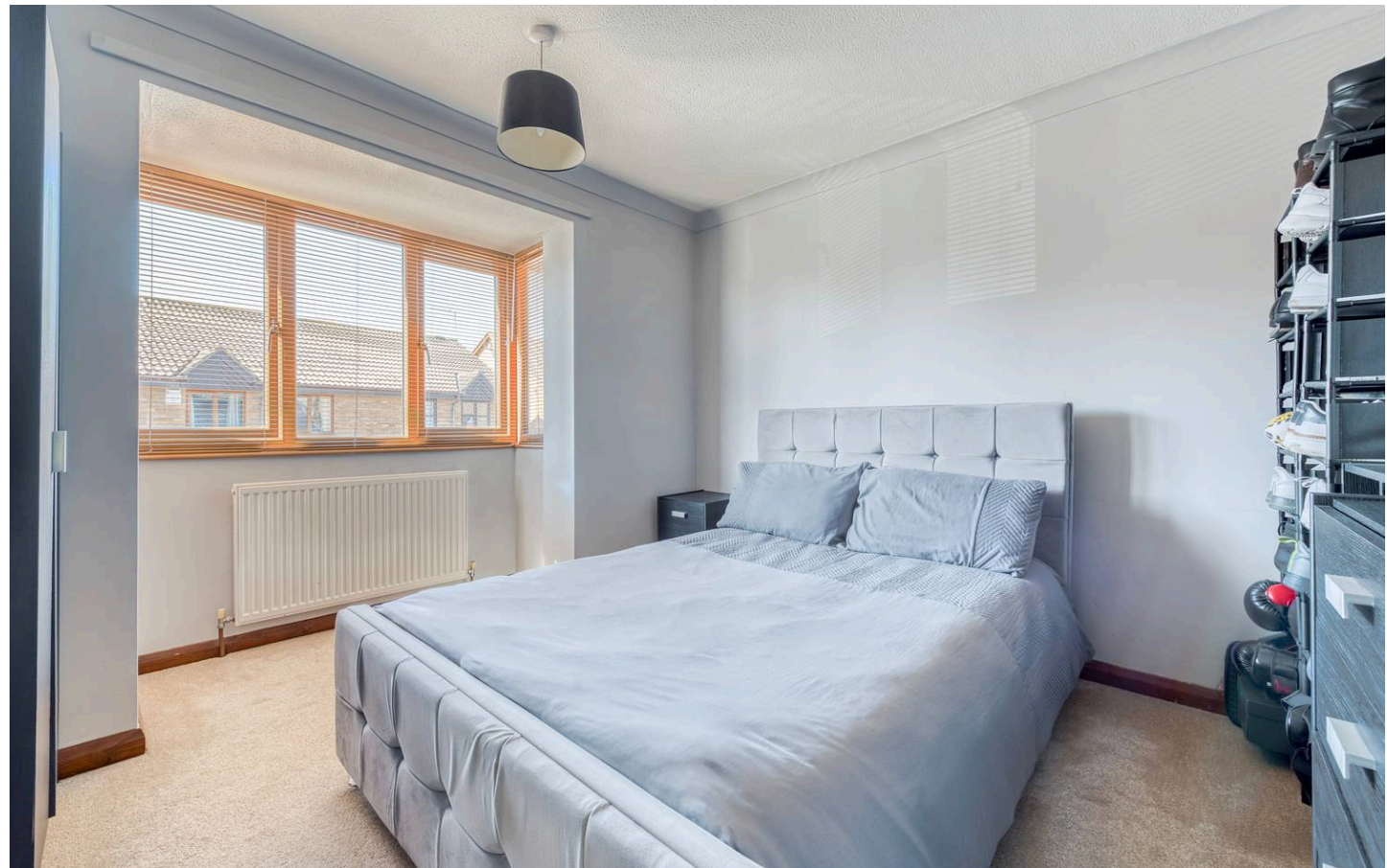
## Cormorant Way, Bradwell

Set on a generous corner plot in the highly regarded area of Bradwell, this beautifully presented three-bedroom detached home offers the perfect balance of comfort, practicality, and modern family living. From the moment you arrive, the property makes a strong first impression with its private driveway, garage, and enclosed garden space, all contributing to a home that is as functional as it is attractive.

Inside, the accommodation is thoughtfully arranged to suit everyday family life as well as entertaining. The welcoming entrance hall leads to a convenient ground floor cloakroom before opening into well-proportioned living spaces. The lounge provides a comfortable and relaxing environment, while the adjoining dining area enjoys direct access to the garden, creating an excellent space for family meals or social gatherings.

The kitchen is well equipped and enjoys a pleasant outlook, with easy access to the outdoors for added convenience.

Upstairs, the home continues to impress with three well-balanced bedrooms. The main bedroom benefits from built-in storage and its own ensuite shower room, offering a touch of privacy and comfort. The remaining bedrooms are ideal for children, guests, or home working, all served by a family bathroom finished in a clean and modern style.



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Outside, the enclosed corner plot garden provides a secure and versatile outdoor space, perfect for children to play, summer entertaining, or simply relaxing. A combination of lawn and seating areas allows the garden to be enjoyed throughout the seasons, while gated access leads conveniently to the driveway and garage.

### Agents Note

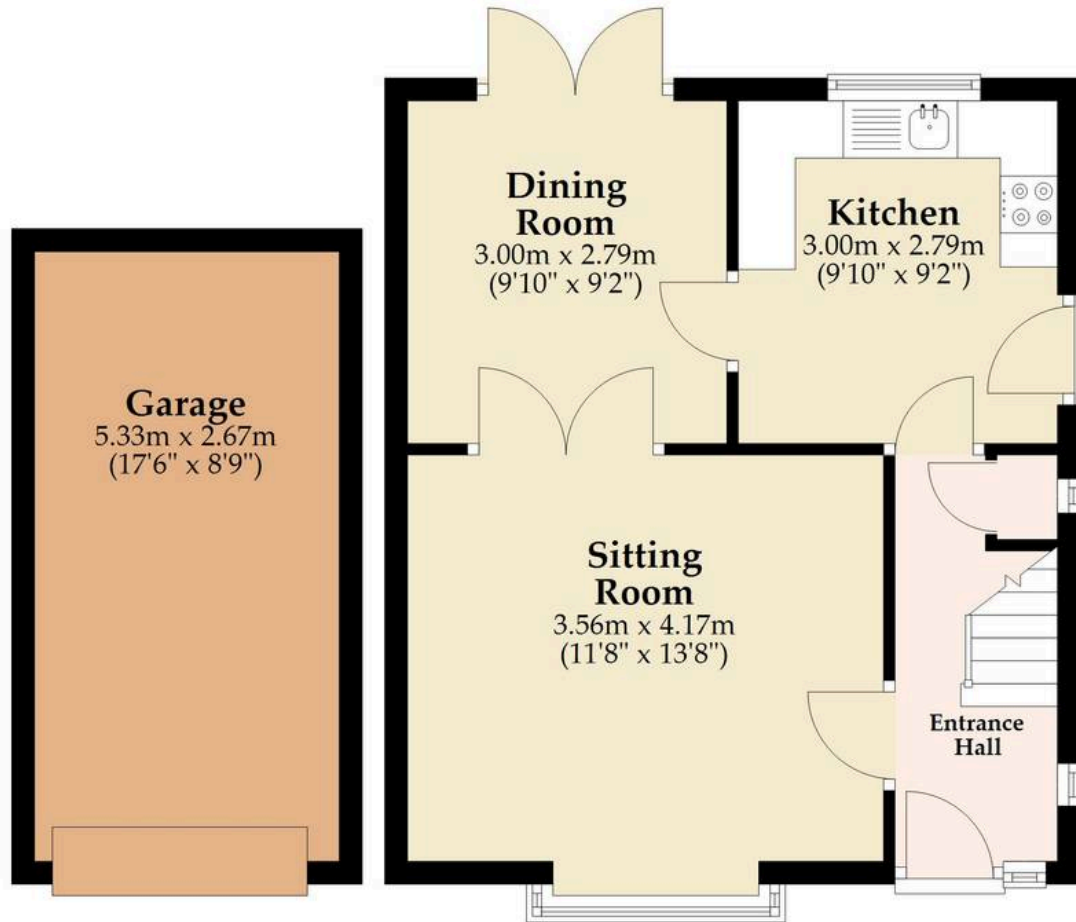
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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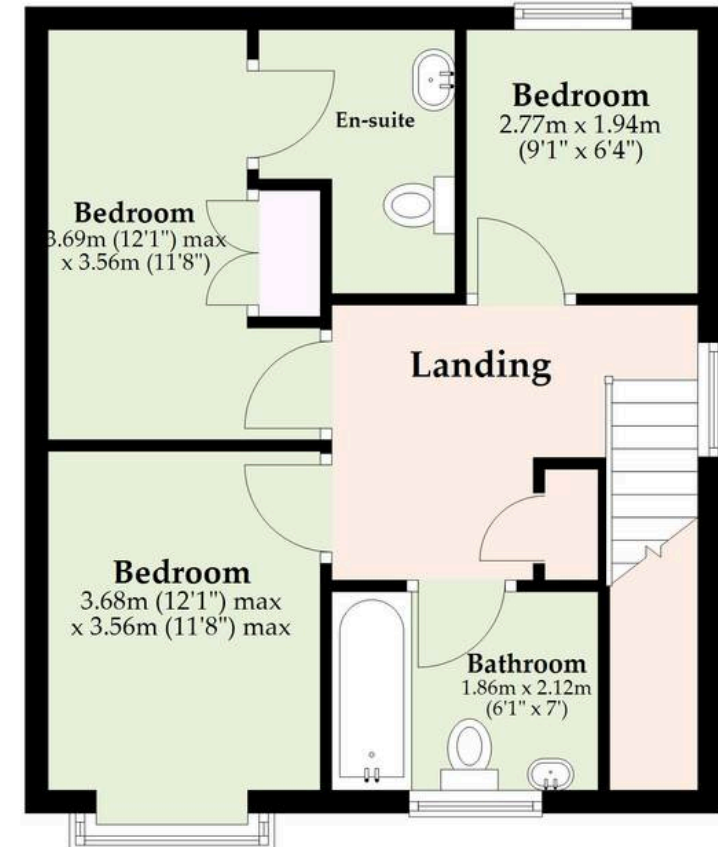
## Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 90.4 sq. metres (972.7 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.

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 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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