



24 Howard's Way, Bradwell

Great Yarmouth



Minors & Brady

## 24 Howard's Way

Bradwell, Great Yarmouth

Set within a well-connected part of Bradwell, this detached home offers a comfortable, easygoing setting for modern living. The light-filled ground floor creates a welcoming first impression, with an open-plan kitchen/dining room that leads straight out to the garden and a separate living room finished with elegant panelling. Upstairs, five versatile bedrooms provide plenty of room for family life, guests or home working, with an en-suite to the principal bedroom and a contemporary family bathroom. A private rear garden, generous driveway and integral garage add to the everyday practicality, making this a home that supports both busy routines and quieter moments with equal ease.

### Agents Notes

Freehold

Maintenance fee: £177 up to 31/12/26.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





M&B

## 24 Howard's Way

Bradwell, Great Yarmouth

- Exquisite detached residence positioned down a quiet, residential road within the desirable village of Bradwell, Norfolk
- Showcasing 1,494sqft of spacious and flexible accommodation that has been lovingly maintained by the current owners, ready for you to make it your own
- Inviting living room that is filled with an abundance of natural light, featuring stylish panelling that flows into the kitchen/dining room
- At the core of the home is an open-plan kitchen/dining room with two sets of French doors that open out to the garden, creating an effortless flow for everyday living and hosting
- Kitchen is equipped with gloss cabinetry, an integrated double oven, a gas hob, a fridge/freezer and under-counter areas for a dishwasher and a washing machine
- Five lovely-sized bedrooms that offer comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- A private en-suite shower room to the principal bedroom, whilst the remaining bedrooms share a contemporary family bathroom
- A private garden featuring a patio for seating arrangements and a laid to lawn
- A low-maintenance front garden, a vast brick-weave driveway providing off-road parking and an integral garage for storage use
- A friendly neighbourhood with a wide range of amenities within easy reach, including a green opposite, schools for all ages within walking distance, local shops and a playground



M&B

## 24 Howard's Way

Bradwell, Great Yarmouth

### Bradwell

Howard's Way sits in a quiet residential corner of Bradwell, a well-established village just west of Great Yarmouth. The setting is calm and suburban, with local footpaths and green pockets nearby, making it easy to get around on foot or by bike. Everyday essentials are close at hand: Bradwell has a useful mix of convenience stores, takeaways, pharmacies and independent services along Church Lane, Beccles Road and the surrounding streets. Larger supermarkets are only a short drive away, with Tesco Superstore in Gorleston, Morrisons at Gapton Hall, and Lidl and Aldi in Gorleston all within easy reach.

Families have several schools nearby, including Hillside Primary, Homefield VC Primary, and Lynn Grove Academy, all serving the local community. Transport links are straightforward, with regular bus routes running through Bradwell towards Gorleston and Great Yarmouth, and road connections that make commuting simple. The James Paget University Hospital is roughly 2 miles away, and there is a direct cycle route towards the hospital, giving residents an active and convenient alternative to driving. Altogether, Howard's Way offers a relaxed, practical lifestyle with strong access to shops, schools, transport and healthcare.



## 24 Howard's Way

Bradwell, Great Yarmouth

Situated along a quiet residential road in the desirable village of Bradwell, this exquisite detached residence offers a beautifully presented home with spacious, flexible accommodation and a warm, welcoming feel throughout. Lovingly maintained by the current owners, it provides an appealing opportunity for those seeking a property that is ready to enjoy while still offering the freedom to personalise.

A bright and airy entrance hall introduces the home with a sense of calm and clarity, setting the tone for the well-considered layout that follows. A useful WC is positioned here for everyday convenience. The living room is an inviting space, filled with natural light and enhanced by elegant panelling that adds subtle character without overwhelming the room. This design detail continues through to the kitchen/dining room, creating a gentle visual connection between the two areas.

The open-plan kitchen/dining room forms the heart of the home. Designed for modern living, it offers an effortless flow for both daily routines and social occasions. Two sets of French doors open directly onto the garden, allowing the space to feel wonderfully connected to the outdoors. The kitchen features sleek gloss cabinetry and a selection of integrated appliances, including a double oven, gas hob and fridge/freezer, with dedicated under-counter spaces for a dishwasher and washing machine. Whether preparing meals, hosting friends or enjoying family time, this room provides a versatile and uplifting setting.



M&B

## 24 Howard's Way

Bradwell, Great Yarmouth


Upstairs, five well-proportioned bedrooms offer excellent flexibility. Each room provides comfort and privacy, with the layout lending itself perfectly to a range of lifestyles, ideal for those needing a home office, dressing room or nursery. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

The rear garden offers a pleasant outdoor space with a patio ideal for dining or relaxing, along with a lawn that is easy to maintain yet full of potential for those who enjoy gardening.

To the front, the low-maintenance garden complements the home's kerb appeal, while the extensive brick-weave driveway provides generous off-road parking. The integral garage offers useful storage and the possibility of future conversion, subject to the necessary permissions.

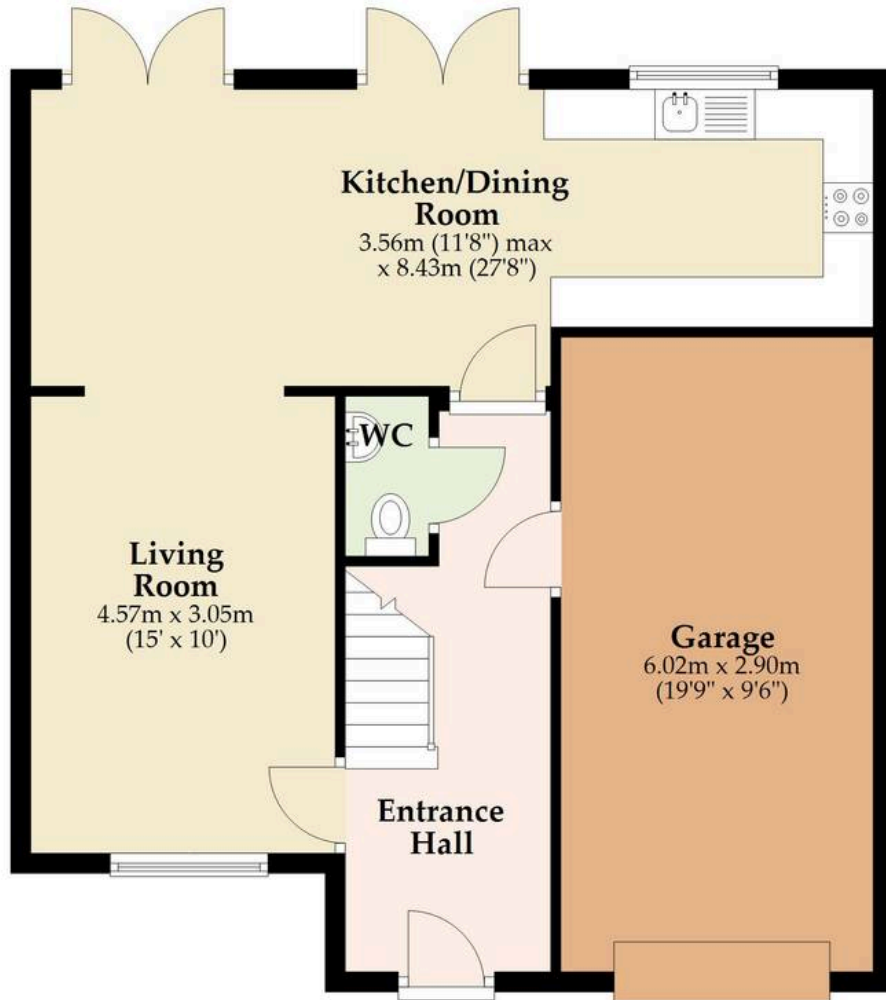
Located within a well-connected Norfolk village with excellent local amenities, good transport links and easy access to the coast and surrounding towns, this property offers comfort, practicality and an appealing sense of place. It is well suited to families, professionals or anyone looking for a beautifully presented home in a friendly and convenient setting.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

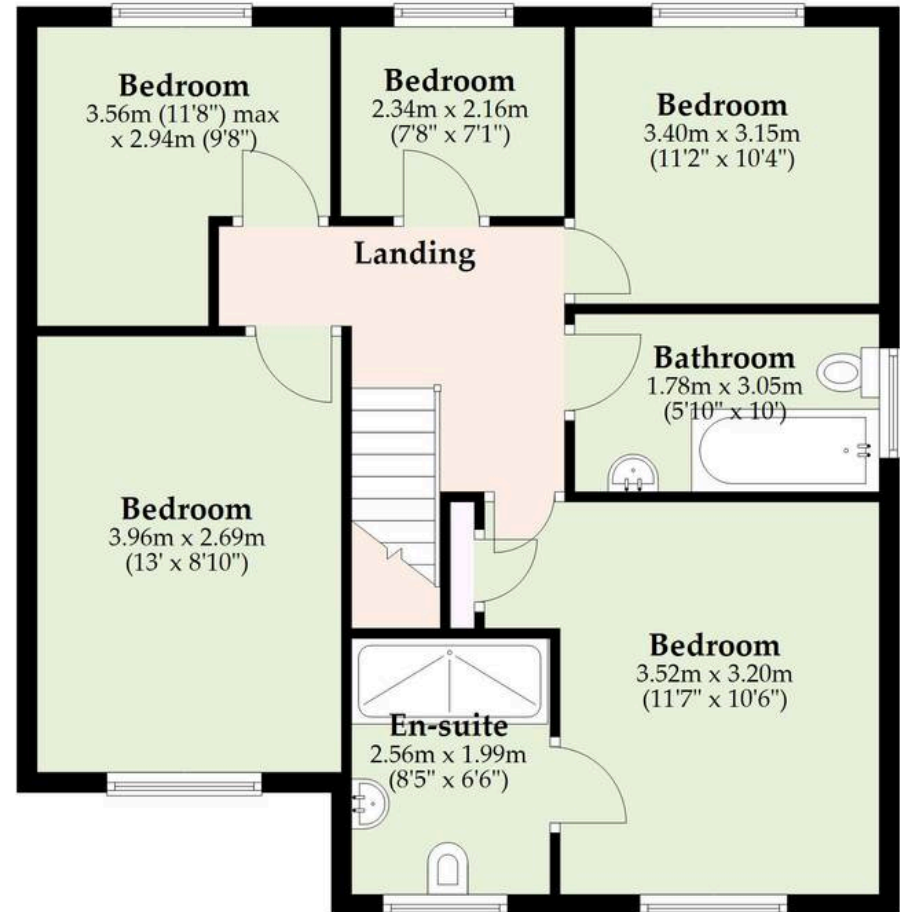
## Ground Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



## First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 138.8 sq. metres (1494.1 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*  
Property Consultant

Minors & Brady  
*Your home, our market*

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

 01493 806188

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)