



42 Sunninghill Close, Bradwell

Great Yarmouth



£80,000 - £90,000
Minors & Brady

42 Sunninghill Close

Bradwell, Great Yarmouth

Set within the well-regarded Sunninghill development in Bradwell, this well-presented 12-month residential park home offers a relaxed, modern way of living for over-55s, positioned on the edge of open countryside yet close to everyday amenities. Thoughtfully updated to create an easy-flowing layout, it features a bright kitchen/dining area, an inviting living room opening to the garden, a peaceful double bedroom and a private, low-maintenance outdoor space, complemented by driveway parking and a garage. It's an appealing option for those wanting comfort, convenience and a friendly village setting.

Agents Notes

We understand that this property is leasehold, with a rolling lease.

Ground rent: £167.13 pcm.

Renewal for charges: January.

Connected to mains water, electricity and drainage.

Electric heating system.

Double glazed windows replaced in 2022.



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Bradwell

Sunninghill Close sits in a calm residential corner of Bradwell, a coastal village just outside Great Yarmouth, giving it a setting that feels settled and convenient without being remote. Day-to-day living is straightforward here: Bradwell offers a good spread of village amenities including local shops, cafés, pubs, takeaways, medical practices and community hubs such as the Old School Village Centre and Mill Lane Community Centre.

For food shopping, residents are closest to Morrisons in Bradwell, Tesco Express on Beccles Road, and a wider choice in Gorleston and Great Yarmouth, where you'll find Tesco Extra, Sainsbury's, Asda, ALDI, and M&S Foodhall. Families have several nearby schooling options, with Woodlands Primary Academy, Homefield VC Primary, and Hillside Primary School all within the village, while Lynn Grove Academy in Gorleston is the nearest secondary school.

Transport links are practical and reliable: regular bus routes connect Bradwell with Gorleston and Great Yarmouth, and road access via the A143 and A47 makes commuting or weekend travel simple. The lifestyle here leans toward relaxed coastal living, close to beaches, green spaces, leisure centres and walking routes, while still offering the convenience of a well-served village environment.



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A beautifully presented 12-month residential park home set within the well-regarded Sunninghill development in Bradwell, this over-55s residence offers a calm, settled way of living on the edge of open countryside while remaining reassuringly close to everyday essentials.

Stepping inside via the side entrance, the welcoming hallway sets the tone for a home that has been thoughtfully adjusted and improved to suit modern living. The reconfigured layout enhances flow and usability, giving the property a more contemporary feel than many traditional park homes.

The kitchen/dining room is fitted with modern units and offers space for the essentials of everyday life, including a tall fridge/freezer and washing machine. It's a practical, bright area that comfortably supports both cooking and casual dining.

The living room is a standout feature, spacious, tastefully finished and designed to feel instantly inviting. French doors open directly onto the garden, allowing natural light to pour in and creating a seamless connection between indoor comfort and outdoor enjoyment.



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A well-proportioned double bedroom provides a peaceful retreat, enhanced by a large window that frames the outside greenery and fills the room with daylight. The shower room offers a clean, modern three-piece suite, complete with a heated towel rail for added comfort.

Outside, the private garden has been designed with low-maintenance living in mind. An artificial lawn, space for seating and room for potted plants create a pleasant, easy-care outdoor area, with side access leading directly into the garage. The frontage is neatly landscaped, and the driveway provides off-road parking alongside a single garage equipped with electrics, ideal for storage or hobby use.

Altogether, this is a home that offers simplicity, comfort and a sense of community, wrapped in a location that feels both peaceful and well-connected. It's an appealing choice for those looking to enjoy a relaxed lifestyle without compromising on convenience.

Ground Floor
Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.4 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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