



38 Lark Way, Bradwell

Great Yarmouth



Minors & Brady

## 38 Lark Way

Bradwell, Great Yarmouth

A home that fits naturally into day-to-day living, this semi-detached property sits along a quiet residential road in the well-regarded village of Bradwell and offers a welcoming, well-presented setting for first-time buyers, small families or investors. The bright living room provides a comfortable space to unwind, complemented by a practical kitchen and a versatile additional room that works equally well as a dining area, home office or snug. Upstairs, three bedrooms and a classic family bathroom provide a calm and private retreat. Outside, the rear garden brings together a patio, decked terrace and lawn to create an easy, enjoyable space for outdoor time, while the front lawn and paved driveway add further convenience. It's a property that combines comfort, flexibility and a sought-after location, ready to support a range of lifestyles.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.



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## 38 Lark Way

Bradwell, Great Yarmouth

- Semi-detached residence positioned down a quiet, residential road in the desirable village of Bradwell
- Suitable choice for first-time buyers, small families or investors, looking for a well-presented interior
- Comfortable living room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with units, an oven, areas for your appliances and plumbing for a washing machine
- Flexible dining room/bedroom that can be utilised as a home office, a snug or a playroom for children
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring a patio and a decked terrace for outdoor seating, along with a laid to lawn and a timber storage shed
- A lawn front garden and a paved driveway providing off-road parking
- Easy access to village amenities, including shops, schools and transport links



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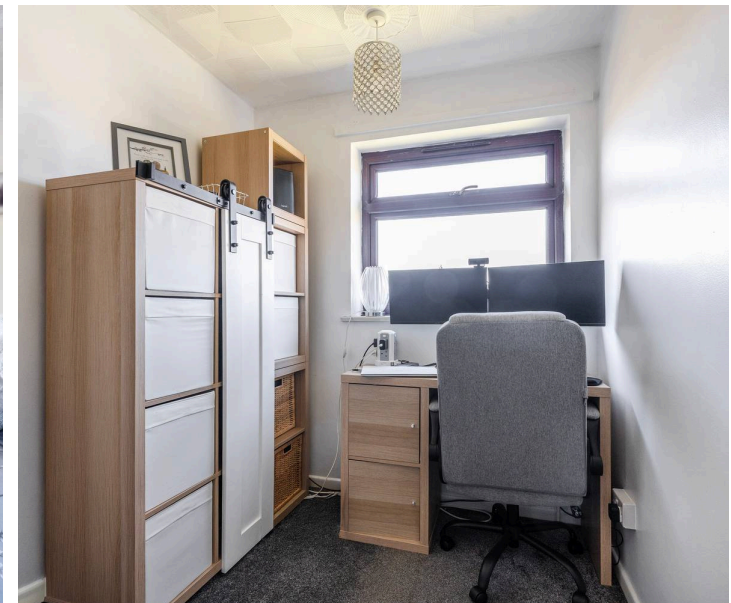
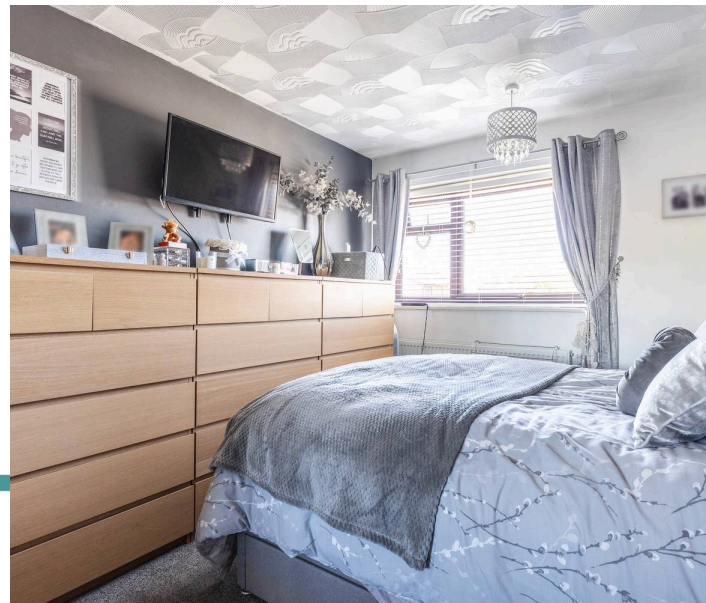
## 38 Lark Way

Bradwell, Great Yarmouth

### Bradwell

Lark Way sits within a modern, well-kept residential pocket of Bradwell, a popular village on the edge of Great Yarmouth that blends suburban calm with easy access to the coast and nearby towns. The setting is practical and family-friendly, with everyday amenities close by, including Bradwell's local shops, cafés, takeaways, medical centre and leisure facilities. For larger supermarkets, Tesco Extra and Morrisons at Gorleston are the closest major options, both only a short drive away.

Schooling is straightforward: Homefield Primary, Hillside Primary, and Lynn Grove Academy all serve the area, keeping school runs simple. Transport links are convenient, with regular bus routes into Gorleston and Great Yarmouth, and road connections that make commuting towards Norwich direct via the A47. Altogether, Lark Way offers an easy, settled lifestyle with strong amenities, good schools and quick access to both the coast and key Norfolk towns.



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# 38 Lark Way

Bradwell, Great Yarmouth

Semi-detached and set along a quiet residential road in the ever-popular village of Bradwell, this well-presented home offers an appealing opportunity for first-time buyers, small families or investors seeking comfortable accommodation in a convenient setting.

A welcoming entrance hall sits to the side of the property, leading into a bright and inviting living room where natural light enhances the sense of space, creating an ideal area for everyday relaxation or entertaining.

The kitchen is fitted with a range of units, an oven, space for appliances and plumbing for a washing machine, providing a practical and functional layout.

A flexible additional room on the ground floor can be arranged to suit your lifestyle, whether as a dining room, a cosy snug, a home office or even a playroom for children.

Upstairs, three bedrooms offer comfort and privacy, served by a family bathroom complete with a classic three-piece suite.

Outside, the rear garden is a lovely feature of the home: private, well-maintained and designed for enjoyment, with a patio and decked terrace providing options for outdoor seating, along with a lawned area and a timber storage shed.

The front garden is laid to lawn, while a paved driveway offers valuable off-road parking.

Altogether, this is a welcoming and versatile home that combines comfort, practicality and a desirable village location, a property ready to enjoy from day one, with scope to make it your own over time.

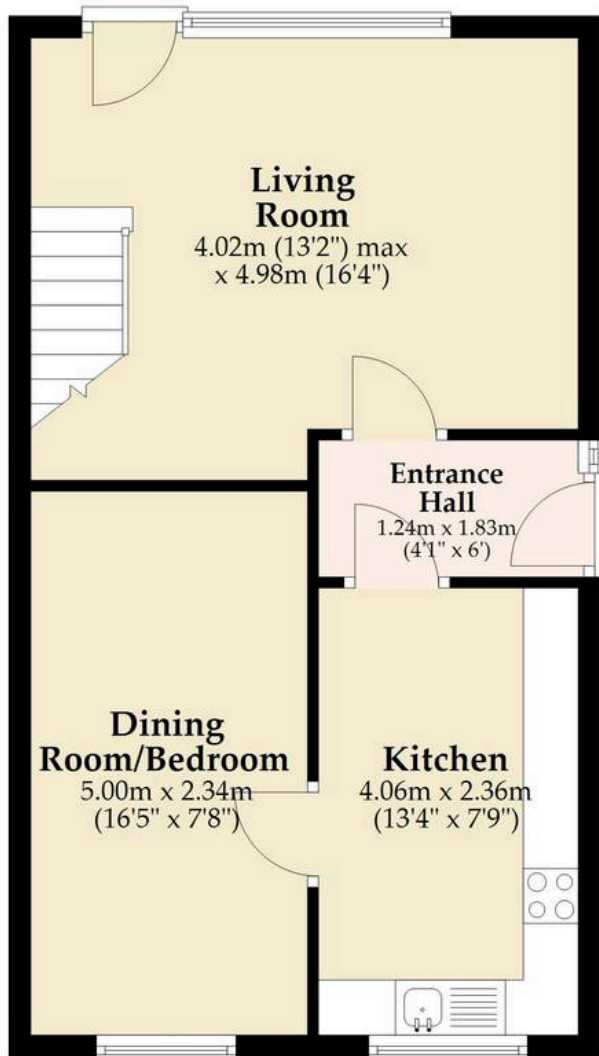
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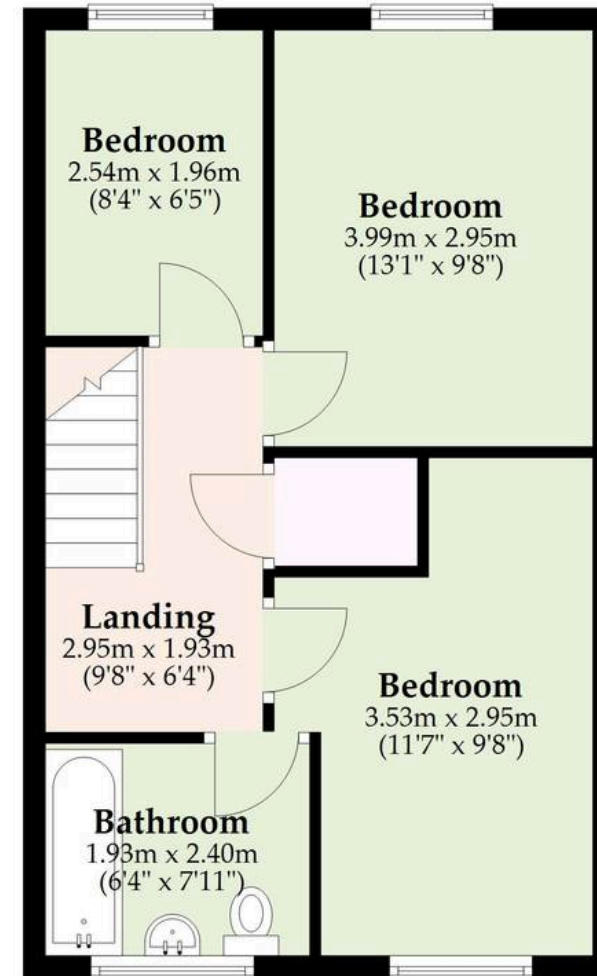
## Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



## First Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

Sqft excludes hall, landing and garage.

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*.



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Meet *Lauren*  
Property Consultant

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*Your home, our market*

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