



6 Elm Avenue, Bradwell

Great Yarmouth



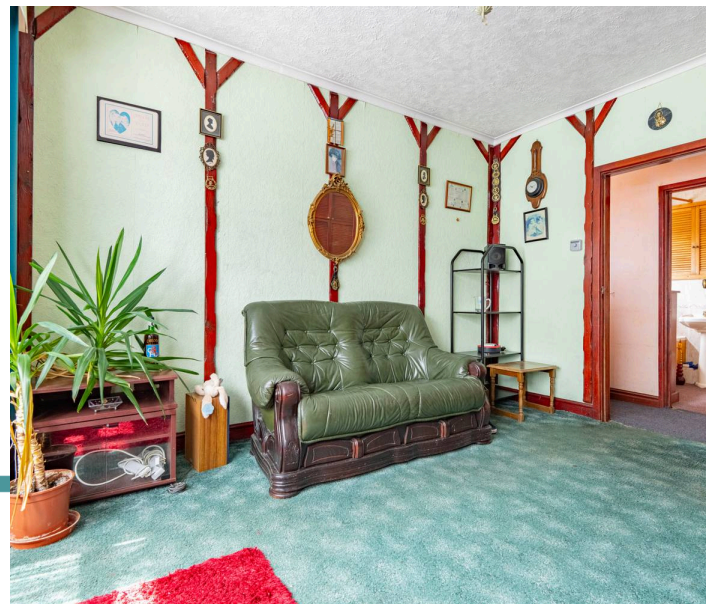
Minors & Brady

## 6 Elm Avenue

Bradwell, Great Yarmouth

Situated within a pleasant and quiet cul-de-sac in the popular coastal area of Bradwell, this two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking single-storey living in a convenient and well-connected location.

Offered with no onward chain, the property is well suited to first-time buyers, downsizers or anyone looking for a manageable home with potential to personalise. While well-maintained, the bungalow would benefit from a degree of modernisation, allowing buyers to update and style the space to their own taste.



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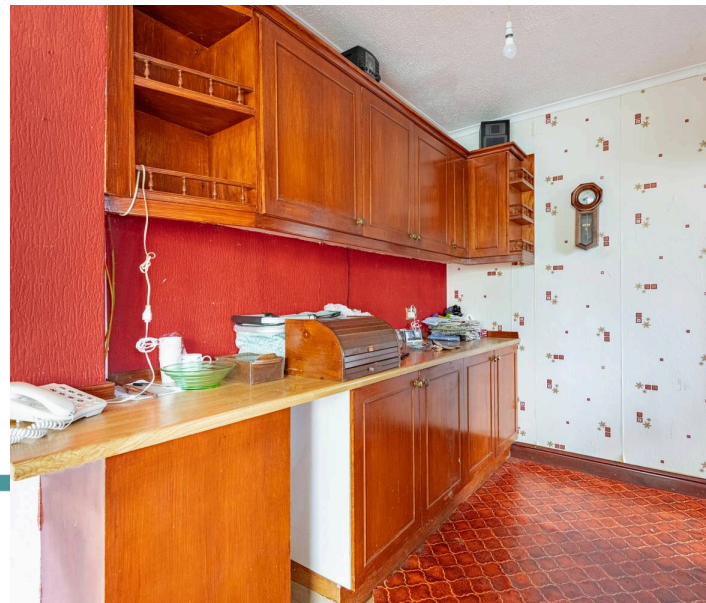
- Two bedroom semi detached bungalow set within a quiet cul de sac location
- Offered with no onward chain, ideal for a straightforward purchase
- Spacious lounge with bay window providing a bright and comfortable living space
- Kitchen and dining area with access through to the conservatory
- Conservatory overlooking the rear garden, adding further living or dining space
- Two well proportioned bedrooms, including a main bedroom with garden access
- Fitted bathroom with tiled surrounds
- Enclosed rear garden with paved areas and substantial storage sheds
- Driveway providing off road parking for up to 5 vehicles, alongside a front garden area
- Conveniently located close to schools, shops, healthcare facilities and transport links

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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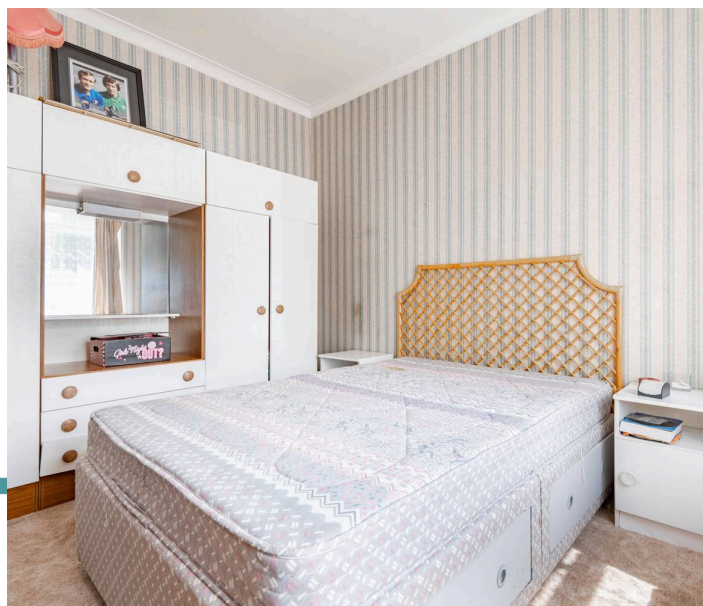
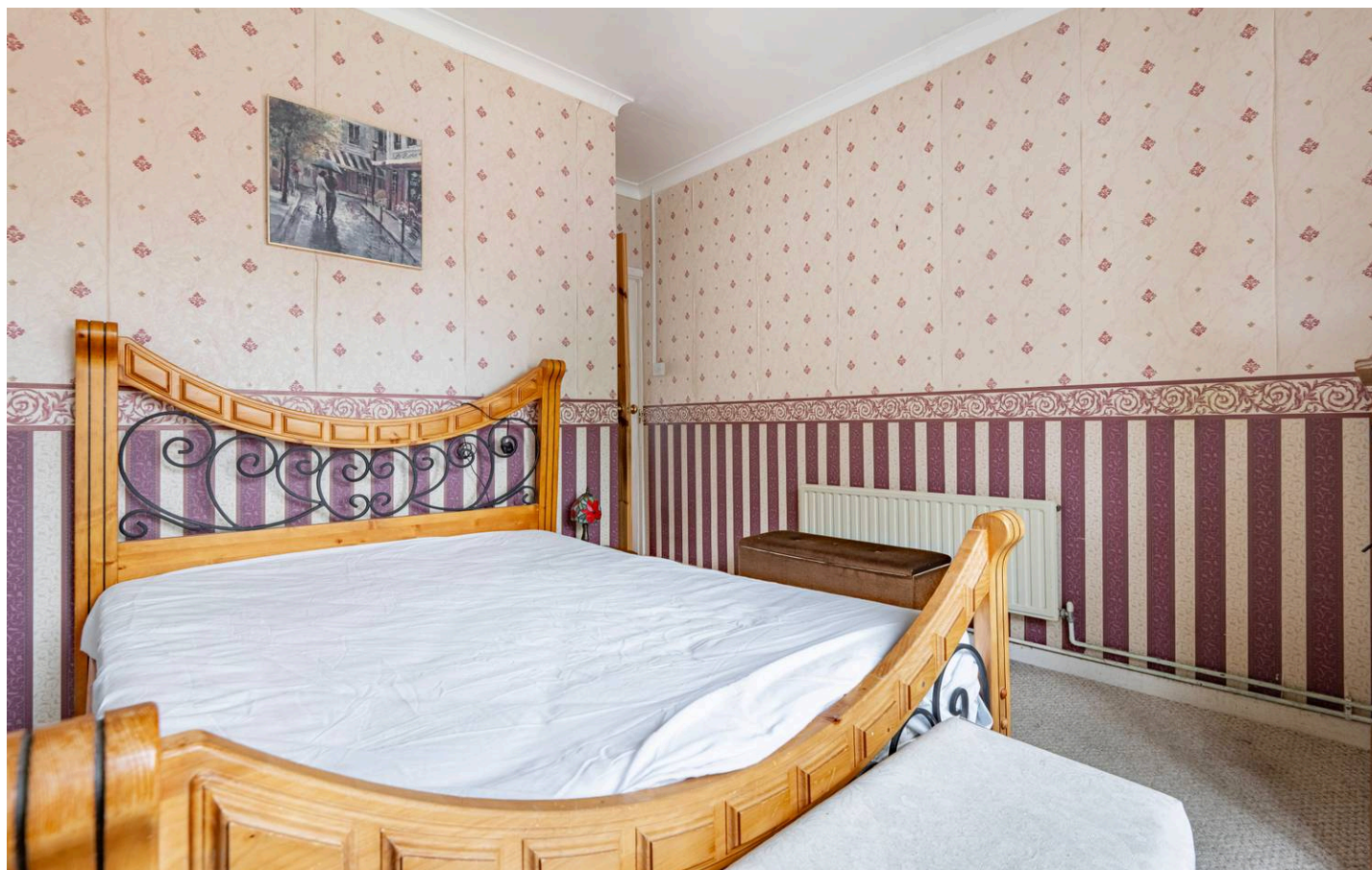
### Location

Situated within a well-established residential area of Bradwell, Elm Avenue offers a convenient setting close to a range of everyday amenities. Bradwell provides access to local shops, supermarkets, schools, and healthcare services, while the nearby centres of Gorleston and Great Yarmouth offer a wider selection of retail, leisure, and dining options.

The area benefits from good road links, making it easy to travel to surrounding towns and villages, while Gorleston's sandy beach and seafront are just a short distance away. With nearby parks, green spaces, and coastal walks, the location offers a practical balance of day to day convenience and access to the outdoors.

### Elm Avenue

The accommodation begins with an entrance porch leading into a central hallway, providing access to the main living areas. The lounge is positioned to the front of the property and benefits from a bay window and coal effect independent gas fire, creating a bright and comfortable space for everyday living. The kitchen and dining area is arranged to the rear, offering a practical layout with ample worktop and storage space, along with room for a dining table.



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## 6 Elm Avenue

Bradwell, Great Yarmouth

From here, doors lead through to the conservatory, which provides an additional reception area overlooking the garden and a pleasant spot to relax or entertain.

The property offers two well proportioned bedrooms, with the main bedroom enjoying views over and direct access to the rear garden. The accommodation is completed by a fitted bathroom, centrally located for convenience.

Outside, the rear garden is enclosed and designed for low maintenance, featuring paved areas alongside a substantial storage shed, ideal for tools, hobbies or additional storage. To the front, a driveway provides off road parking for up to five vehicles, alongside a garden area.

Overall, this is a well located bungalow offering a practical layout and excellent potential, making it a great option for buyers looking to create a home tailored to their own style and needs.



## Ground Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 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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Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

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