



10 Crab Lane, Bradwell

Great Yarmouth



Minors & Brady

10 Crab Lane

Bradwell, Great Yarmouth

A wonderful opportunity to acquire a substantial and versatile detached family home in the popular village of Bradwell. Extended over the years to create generous and adaptable accommodation, this impressive property offers five bedrooms, multiple reception areas and a beautifully established rear garden.

Ideally positioned with excellent bus links on the doorstep and convenient access to local amenities, the home is perfectly suited to growing families, multi-generational living or those seeking flexible space to work from home.



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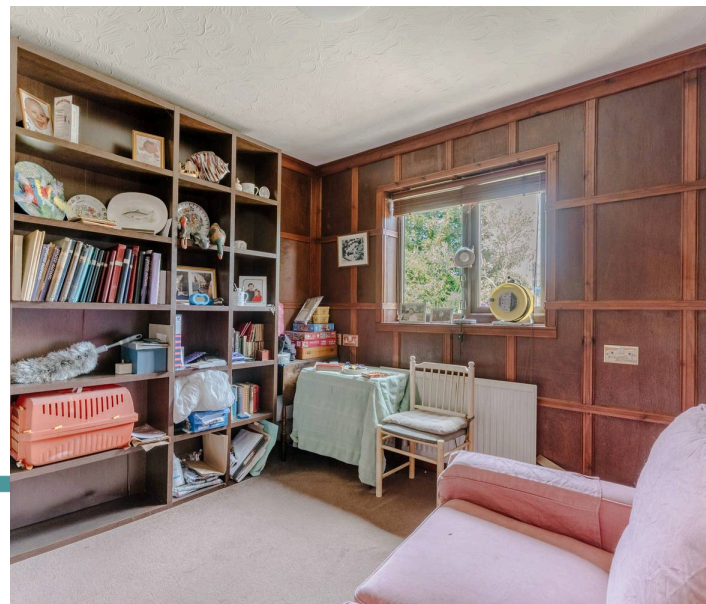
Bradwell, Great Yarmouth

- Guide price: £300,000 - £325,000
- Extended five bedroom detached family home offering flexible accommodation
- Spacious living room with feature open fireplace and generous proportions
- Separate dining room and additional breakfast area adjoining the kitchen
- Well appointed kitchen with adjoining utility room and ground floor shower room
- Two versatile ground floor bedrooms, ideal for multi generational living, guests or home working
- Three further bedrooms positioned on the first floor accommodation
- Modern family bathroom serving the first floor accommodation
- Beautifully established and mature rear garden with an abundance of planting
- Excellent bus links on the doorstep with a bus stop conveniently located nearby

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Location

Located in the sought-after village of Bradwell, Crab Lane enjoys a convenient setting close to a wide range of local amenities and services. Bradwell offers supermarkets, schools, healthcare facilities, and leisure amenities, while the neighbouring towns of Gorleston and Great Yarmouth provide an even broader selection of shopping, dining, and entertainment options. The area benefits from good transport links, making it easy to travel throughout the region.

The nearby coastline offers access to sandy beaches and scenic seafront walks, while the Norfolk Broads can be reached within a short drive, providing opportunities for boating, walking, and wildlife spotting. Combining everyday convenience with access to both coast and countryside, this location offers an excellent balance of practicality and lifestyle appeal.

Crab Lane, Bradwell

The property is entered via a welcoming porch which leads into a central hallway, providing access to the principal ground floor rooms. Positioned to the front, the spacious living room is filled with natural light and features an attractive open fireplace, creating a warm and inviting focal point. Double doors lead through to the separate dining room, offering an excellent space for family meals and entertaining guests.



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To the rear of the home, the kitchen is well arranged with ample storage and worktop space, complemented by a dedicated breakfast area that provides an informal setting for everyday dining. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities, while a ground floor shower room adds further convenience. A particular advantage of the property is its flexible bedroom arrangement. Two ground floor bedrooms are positioned off the hallway, providing excellent options for guests, dependent relatives, home offices or hobby rooms depending on individual requirements.

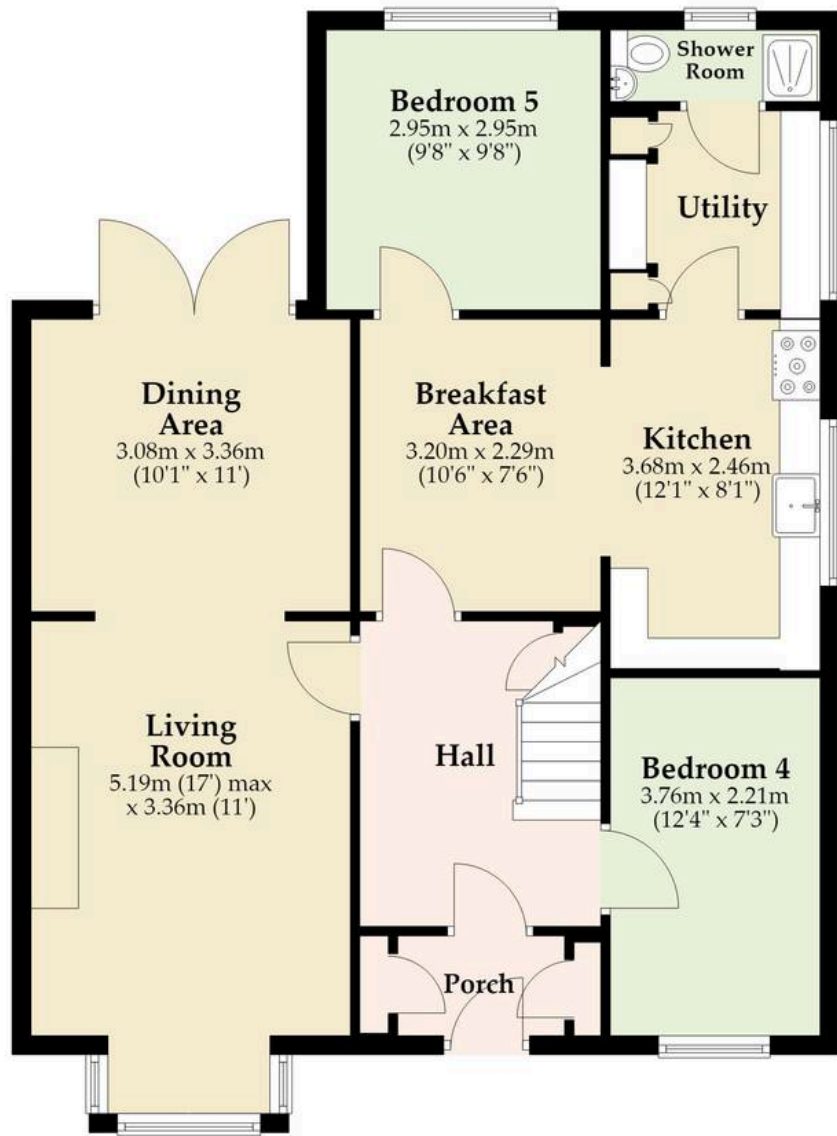
The first floor continues to offer generous accommodation, with three further bedrooms arranged around the landing. The principal bedrooms are both well proportioned doubles, while the fifth bedroom could equally serve as a nursery, dressing room or study. A family bathroom completes the first floor accommodation.

Outside, the mature rear garden is a standout feature of the home. Beautifully established with an abundance of planting, shrubs and trees, it provides a private and peaceful outdoor setting to enjoy throughout the seasons. Areas of lawn and seating create ideal spaces for relaxing, entertaining and family activities, while the established nature of the garden offers a wonderful sense of privacy. To the front, the property enjoys an attractive approach with ample space and easy access to nearby transport connections.



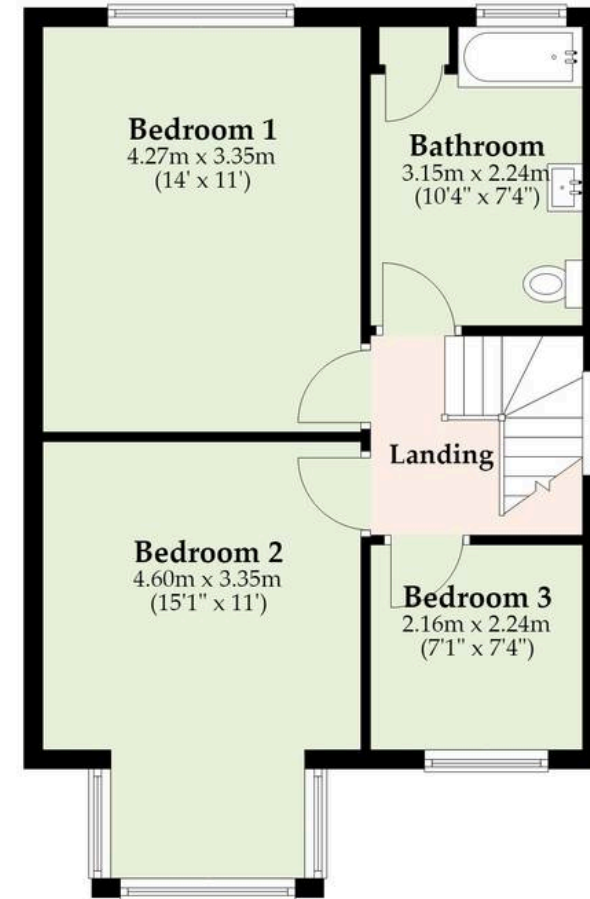
Ground Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 125.6 sq. metres (1351.5 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?
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Senior Property Consultant



Meet *Dan*
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Minors & Brady
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