



35 Marjoram Road, Bradwell

Great Yarmouth



Minors & Brady

35 Marjoram Road

Bradwell, Great Yarmouth

Life in this tucked-away Bradwell cul-de-sac has a wonderfully settled feel, and this well-kept detached bungalow offers the kind of space and flexibility that suits a wide range of lifestyles. Thoughtfully maintained and enhanced with 16 solar panels and a recently repaired roof, it features generous reception areas, a bright conservatory, a well-equipped kitchen and three comfortable bedrooms, including a principal suite. The garden provides an inviting backdrop for time spent outdoors, with established planting, useful outbuildings and plenty of space to enjoy through the seasons. Altogether, it's a home that supports practical, enjoyable living within a popular village setting.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

16 solar panels that are owned outright by the current owner, generating approx. £1,000 per year.





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- Proudly positioned at the end of a quiet cul-de-sac in the desirable village of Bradwell, lies this well-presented detached bungalow
- Offering 1,272sqft of spacious and flexible accommodation that can easily adapt to your own preferences and style
- 16 energy efficient solar panels and a recently re-paired roof
- Strong kerb appeal showcasing a landscaped front garden, a paved driveway providing off-road parking and a single garage for storage use
- Spacious, 16ft living room with internal double doors that open into the dining room, creating an effortless flow for everyday living and entertaining
- Light-filled conservatory that extends the reception space, whilst framing panoramic views of the garden
- Kitchen is equipped with modern cabinetry, an integrated double oven, a gas hob, a dishwasher and plumbing for a washing machine
- Three bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom benefiting from built-in wardrobes and a private en-suite
- A private, beautifully maintained garden featuring a patio for outdoor seating, a laid to lawn, established beds, two timber sheds and a summerhouse
- Storage outbuilding located at the side of the property



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Bradwell

Marjoram Road sits in a quiet residential pocket of Bradwell, and one of its biggest advantages is how close it is to the coast. Gorleston Beach is only a short drive away, giving you easy access to long sandy stretches, cliff-top walks and a genuinely impressive seafront. The wider coastline around Great Yarmouth is also close, so days out by the sea are very much part of everyday life here.

Bradwell itself offers a solid range of local conveniences without relying on main-road retail parks. You've got Co-op Food, Londis, One Stop, a pharmacy, a post office, hair salons, takeaways and small independents that cover day-to-day needs. Larger supermarkets, Morrisons, Tesco Extra and Asda, are all a short drive away in Gorleston or Great Yarmouth.

Schools are close and varied, including Hillside Primary, Homefield VC Primary, Woodlands Primary and Lynn Grove Academy for secondary.

Transport links are straightforward, with quick access to the A143 and A47 for commuting toward Norwich, Beccles and the wider Norfolk-Suffolk coastline. Regular buses run into Gorleston and Great Yarmouth, and Great Yarmouth Station and Haddiscoe Station offer rail connections.

The lifestyle here is relaxed and practical: coastal access, reliable amenities, and a settled residential feel that makes everyday living easy.



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Proudly positioned at the end of a quiet cul-de-sac in the sought-after village of Bradwell, this well-presented detached bungalow offers a generous footprint and a layout that adapts naturally to modern living. With 16 energy-efficient solar panels, a recently repaired roof and thoughtful upkeep throughout, it's a home that has been carefully looked after and is ready for its next owners to make their mark.

The frontage sets a confident tone: a landscaped garden, neat planting and a paved driveway leading to a single garage create strong kerb appeal and a sense of arrival. Step inside and a welcoming entrance hall introduces the property's bright, open feel, with Karndean flooring throughout. The living room is spacious and inviting, with internal double doors opening into the dining room to form a connected, free-flowing space ideal for everyday use as well as larger gatherings.

A light-filled conservatory extends the reception areas further, drawing in views of the garden and offering a versatile spot for reading, relaxing or simply enjoying the changing seasons. The kitchen is fitted with modern cabinetry and integrated appliances, providing a practical and efficient workspace with everything arranged for ease.



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The property hosts three bedrooms, each offering privacy and flexibility for guests, home working or hobbies. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining rooms are served by a well-appointed family bathroom, comprising of a classic three-piece suite.

The rear garden is a standout feature, private, well-kept and designed for effortless outdoor living. A patio provides space for seating and dining, with a lawn, established beds, two timber sheds and a summerhouse adding both interest and practicality. A further storage outbuilding sits neatly to the side of the home.

Altogether, this is a property that offers space, comfort and a setting that feels tucked away yet well connected to village amenities. A well-maintained bungalow with scope to personalise, it's an appealing opportunity for anyone seeking a home that supports an easy, enjoyable way of living.



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Ground Floor

Approx. 118.2 sq. metres (1272.8 sq. feet)



Total area: approx. 118.2 sq. metres (1272.8 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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