



65 Willow Avenue, Bradwell

Great Yarmouth



Minors & Brady

65 Willow Avenue

Bradwell, Great Yarmouth

A home designed for comfortable, everyday living, this extended detached residence sits quietly within its generous Bradwell plot, offering a welcoming sense of space from the moment you arrive. Inside, over 1,200sqft of adaptable accommodation unfolds through bright, easy-flowing rooms, from the sociable living area and garden-facing conservatory to the flexible dining room that can shift naturally with your lifestyle. Three well-proportioned bedrooms, including a private en-suite to the principal, provide plenty of room for family or guests, while the south/west-facing garden creates an inviting setting for outdoor time. With ample parking, a garage and a layout ready to shape to your own tastes, this is a home that encourages you to settle in and enjoy village life at your own pace.



65 Willow Avenue

Bradwell, Great Yarmouth

- Extended detached residence positioned on a generous-size wrap-around plot within the Norfolk village of Bradwell
- Over 1,200sqft of spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- Spacious living room with internal double doors that open into the light-filled conservatory, that extends the reception space and offers views of the garden
- Formal dining room that has the flexibility to be a study or a playroom for children, with access into the kitchen
- Kitchen fitted with a range of cabinetry, a freestanding oven and under-counter areas for your own appliances
- Two double bedrooms and a twin bedroom, one of which is a principal bedroom benefiting from a private en-suite
- Family bathroom comprising of a classic three-piece suite
- A south/west facing, wrap-around garden featuring lawns, established shrubbery, mature trees and a timber storage shed
- Driveway providing off-road parking for 3-4 vehicles and a garage for storage use
- Easy access to a wide range of amenities within the village, including shops, schools for all ages, transport links and the scenic coastline



65 Willow Avenue

Bradwell, Great Yarmouth

Bradwell

Willow Avenue sits in a calm, well-established part of Bradwell, offering a residential setting with a friendly, lived-in feel. Homes here are tucked away from the busier routes, yet the essentials are close enough to keep daily life straightforward. Bradwell amenities include local shops, medical services, parks and community facilities, giving the area a practical, grounded rhythm.

For everyday shopping, residents typically head to Morrisons, Tesco Extra or Aldi in nearby Gorleston, all within a short drive. Families have reliable school options too, with Homefield VC Primary and Lynn Grove Academy among the closest.

Transport links are straightforward: regular bus routes connect Bradwell with Great Yarmouth, Gorleston and surrounding villages, while the A47 provides direct access across the region for commuting or weekend travel. The coast is a genuine perk, Gorleston-on-Sea and its long sandy beach are only a short hop away, making seaside walks, swims or relaxed evenings by the water an easy part of life.

Living on Willow Avenue offers a balanced lifestyle: peaceful residential surroundings, quick access to shops and schools, and the bonus of both the Norfolk Broads and the coastline close enough to enjoy whenever the mood strikes.



M&B

65 Willow Avenue

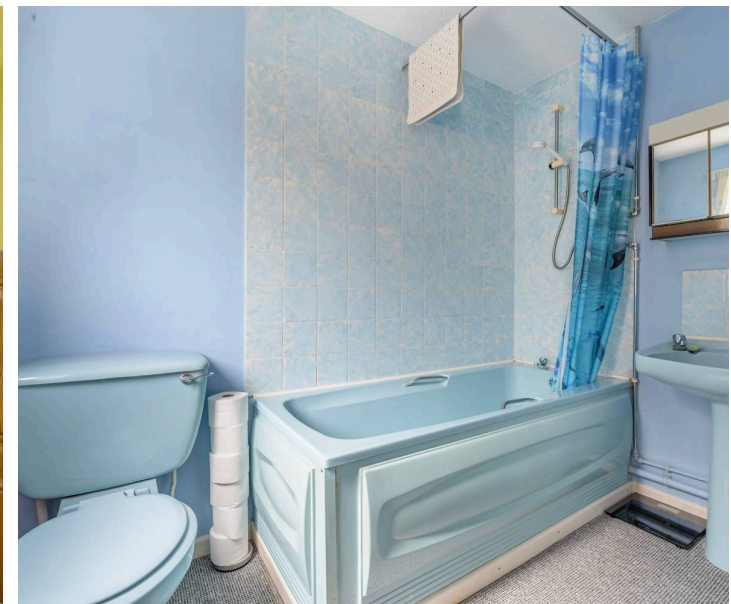
Bradwell, Great Yarmouth

Set within a generous wrap-around plot in the Norfolk village of Bradwell, this extended detached home offers over 1,200sqft of adaptable living space designed to suit a wide range of lifestyles. Its layout feels calm, open and welcoming from the moment you step through the side entrance into the porch and inner hall.

The main living room forms the heart of the home, a comfortable everyday space that opens through internal double doors into a light-filled conservatory with a warm roof. This additional reception area creates an easy connection to the garden and provides a peaceful spot to unwind, read or enjoy the afternoon sun.

A separate dining room sits just off the hall, ideal for hosting, but equally suited to becoming a dedicated home office, study or playroom depending on your needs. The kitchen offers a practical arrangement of cabinetry, a freestanding oven and under-counter space for your own appliances, ready for personalisation.

Three bedrooms sit quietly to one side of the property: two comfortable doubles and a twin, including a principal bedroom with its own private en-suite. A classic family bathroom serves the remaining rooms, comprising of a bathtub, a hand wash basin and a toilet.



M&B

65 Willow Avenue

Bradwell, Great Yarmouth

Outside, the south/west-facing garden wraps around the home, giving a sense of privacy and openness with its established shrubs, mature trees and lawned areas. A timber shed provides useful storage, while the driveway accommodates several vehicles with ease, complemented by a garage suited to further storage solutions.

This is a home that offers space, versatility and a welcoming setting, well-placed for village life and ready for its next owners to make it their own.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



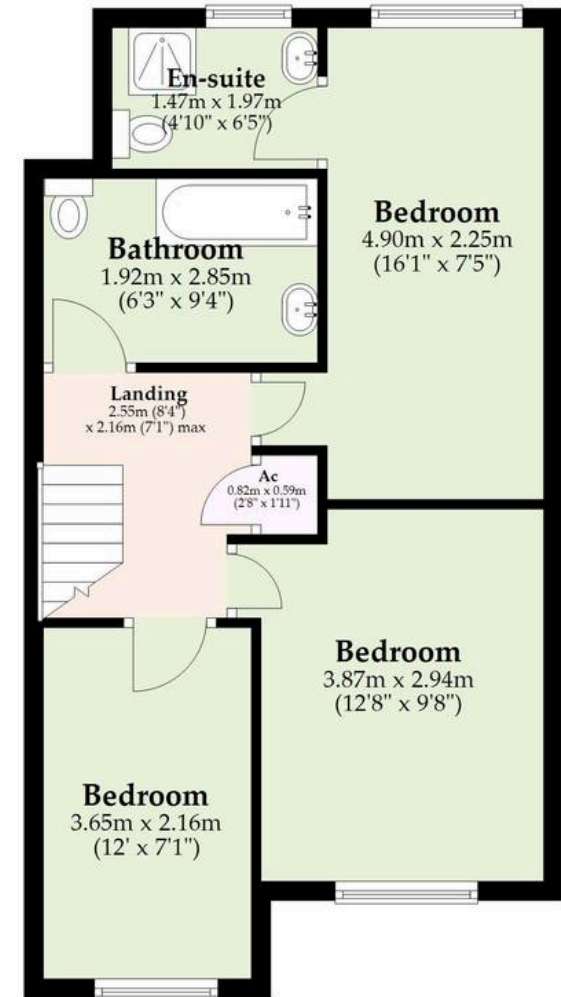
Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 119.0 sq. metres (1280.6 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? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk