



7 Shorten Place, Bradwell

Minors & Brady



7 Shorten Place

Bradwell, Great Yarmouth

A standout home on the sought-after Bluebell Meadow development, this end-of-terrace residence offers a fresh, welcoming feel from the moment you arrive. Built in 2025 by Permission Homes and presented to an immaculate standard, it provides a turn-key opportunity ideal for first-time buyers wanting a modern space ready to make their own. Bright living areas, a well-appointed kitchen/dining room, three versatile bedrooms and a generous garden plot all come together to create a comfortable setting suited to everyday living and future plans.

Agents Notes

Freehold.

Maintenance fee: £150 per year.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

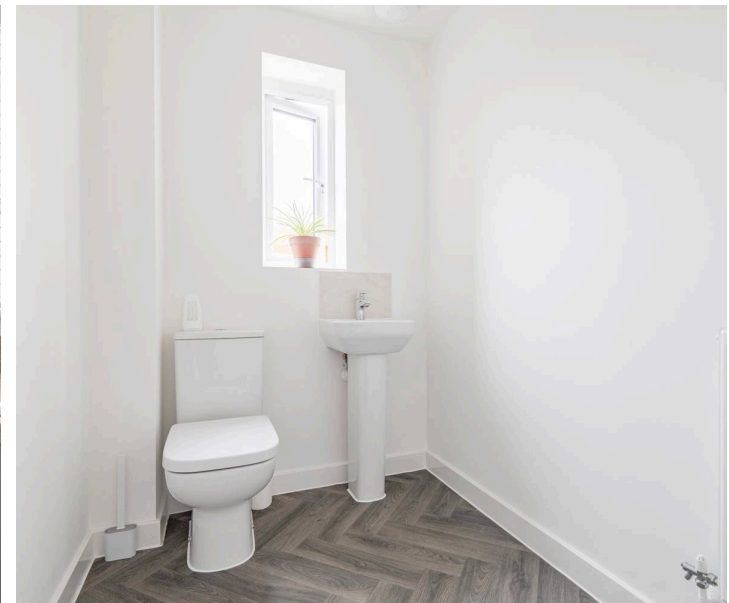
Two solar panels (export scheme).



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- End-of-terrace residence built in 2025 by the esteemed Permission Homes, on the sought-after Bluebell Meadow development in Bradwell, Norfolk
- Suitable option for first-time buyers looking for a turn-key, new-build home
- Presented to an immaculate standard throughout, ready for you to make your own
- Comfortable, light-filled living room that invites relaxation and entertaining
- Open-plan kitchen/dining room equipped with quality cabinetry, an integrated oven, areas for your own appliances and French doors that open out to the garden
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom that benefits from a private en-suite
- Flexible third bedroom with the option to be a home office, dressing room or a nursery
- Larger than the average plot, with a large garden that features a patio for outdoor seating and a laid to lawn, fully-enclosed for privacy
- A brick-weave driveway providing off-road parking for multiple vehicles
- Easy access to nearby Bluebell Meadow shops, with a wider range of shops, schools and transport links a short distance away



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The Location

Shorten Place forms part of the Bluebell Meadow estate in Bradwell, giving residents a modern, well-kept setting with everyday convenience close at hand. The development now includes its own small parade of shops, with a Sainsbury's Local and a Subway providing quick access to essentials and easy grab-and-go options within the estate itself.

Wider amenities remain close, with the nearest additional shops found along Mill Road and Church Lane, and larger supermarkets such as Tesco Superstore at Gapton Hall and Morrisons on Mill Lane only a short drive away.

Families have reliable education choices nearby, including Homefield Church of England Primary, Hillside Primary and Ormiston Venture Academy for secondary schooling.

Transport links are straightforward, with good road access towards Great Yarmouth, Gorleston and the A47, plus regular bus routes running through Bradwell for simple travel to surrounding towns and the seafront.

The location supports a lifestyle centred on convenience and local enjoyment, with parks, coastal destinations and everyday services all within easy reach, making Shorten Place a practical and appealing base for modern living.



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End-of-terrace residence built in 2025 by Permission Homes, this modern property forms part of the well-regarded Bluebell Meadow development in Bradwell.

Designed with everyday comfort in mind and finished to an immaculate standard, it offers a turn-key opportunity ideal for first-time buyers seeking a contemporary home in a welcoming community.

The entrance hall sets a bright and airy tone, leading through to a comfortable living room where natural light enhances the sense of space. It is a setting well suited to both quiet evenings and casual entertaining.

At the rear, the open-plan kitchen and dining room brings a sociable feel to daily living, fitted with quality cabinetry, an integrated oven and dedicated spaces for your own appliances. French doors open directly to the garden, encouraging an easy flow between indoors and outdoors. A ground-floor WC adds further convenience.



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Upstairs, three well-proportioned bedrooms provide flexibility for a range of lifestyles. The principal bedroom enjoys the benefit of its own en-suite, while the remaining rooms offer options for a guest space, home office, dressing room or nursery. A modern family bathroom completes the floor.

The property occupies a larger-than-average plot, giving the garden a generous feel. It features a patio for outdoor seating and a laid-to-lawn area, all fully enclosed for privacy.

To the front, a brick-weave driveway provides off-road parking for multiple vehicles.

A polished, move-in ready home on a sought-after development, this is a strong choice for buyers looking for modern comfort, thoughtful design and a setting that supports day-to-day living.

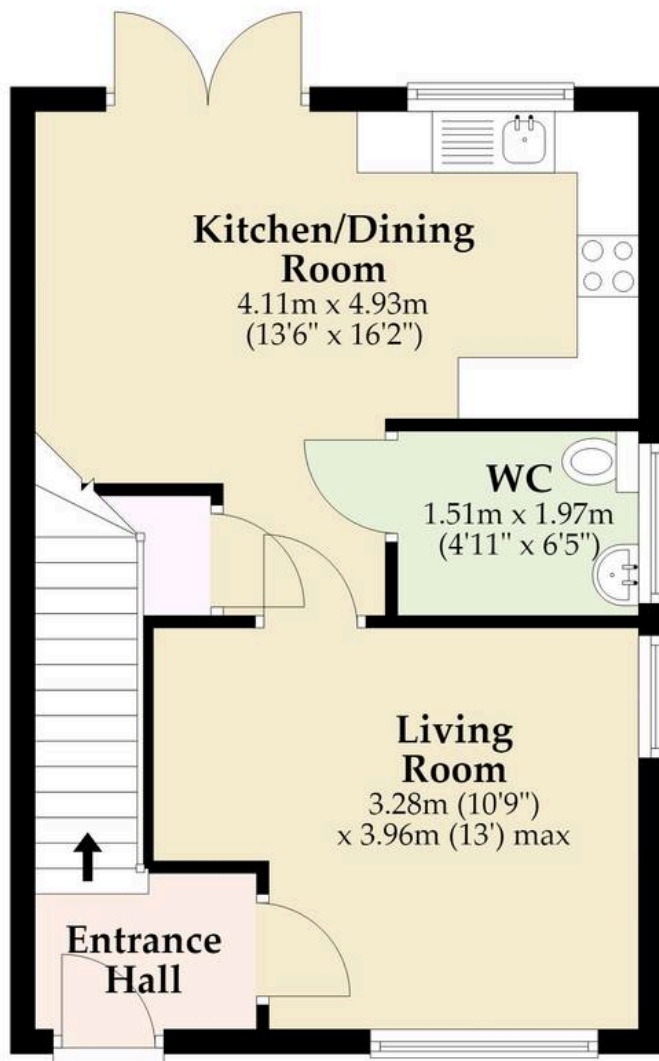


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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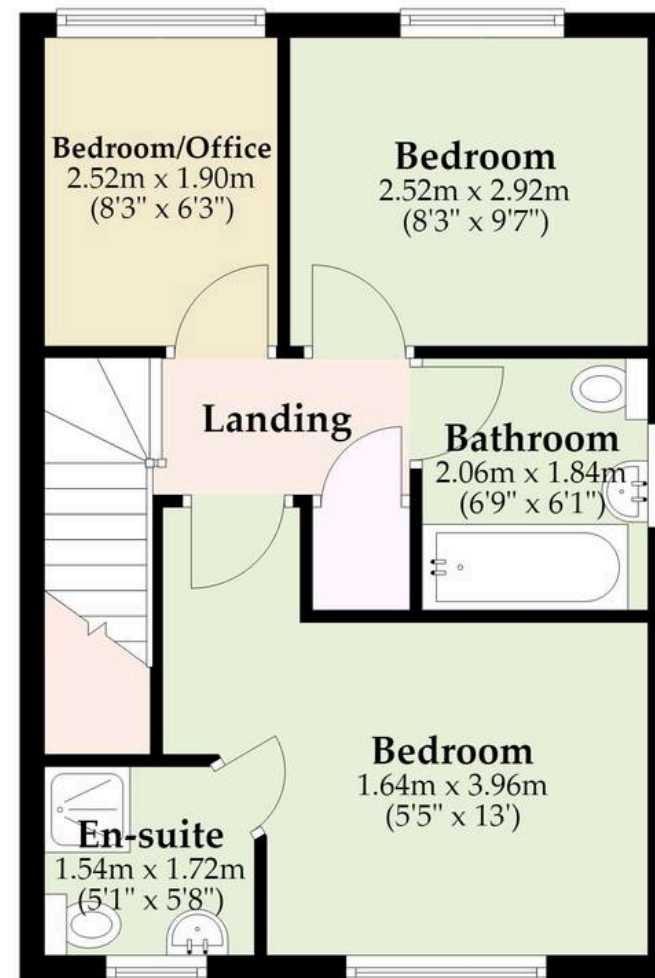
Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 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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Minors & Brady
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