



13 Chestnut Avenue, Bradwell

Great Yarmouth



Minors & Brady

13 Chestnut Avenue

Bradwell, Great Yarmouth

Stepping onto Chestnut Avenue, this chain-free bungalow immediately feels like a home that makes life easier, modernised where it matters, generous where it counts, and designed for straightforward, comfortable living. With extensive off-road parking, a detached garage with an electric roller door, triple A-rated double glazing, a recently installed kitchen with practical fittings, and a contemporary shower room, it offers the kind of everyday convenience buyers genuinely appreciate. The updated electrics, windows, doors and gas combi boiler add long-term reassurance, while the manageable garden and flexible interior layout make it a home that adapts effortlessly to different lifestyles.

- Two-bedroom semi-detached bungalow in a well-established residential setting
- Suitable choice for downsizers, small families or those that require single-level living
- Modern kitchen with fitted storage, worktops, sink, gas oven and hob
- Contemporary shower room with walk-in enclosure, vanity unit and heated towel rail
- Updated windows, doors, fascias and guttering providing long-term reassurance
- Full electrical rewire completed in 2020
- Triple A-rated UPVC double glazing throughout
- Detached garage with electric roller door plus power supply
- Flexible garden shed with French doors
- Extensive off-road parking for multiple vehicles



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Bradwell

Chestnut Avenue sits in a calm, residential corner of Bradwell, a well-established Norfolk village just outside Great Yarmouth. The setting is suburban and practical, with mainly family homes, green pockets nearby, and everyday amenities within easy reach. Food shopping is straightforward: Tesco Express on Beccles Road is the closest for quick trips, while Morrisons at Blackbird Close offers a full supermarket option; Sainsbury's Local on Woodfarm Lane is another nearby choice.

Schools are close enough for simple daily routines, including Homefield VC Primary, Woodlands Primary Academy, Hillside Primary, and Lynn Grove Academy for secondary. Transport links are modest but reliable, with local bus routes connecting Bradwell to Gorleston and Great Yarmouth, and Great Yarmouth station providing rail access further afield. The lifestyle here is easygoing: close to shops, schools, parks, and the coast, with a steady community feel and quick access to both countryside walks and seaside days out.



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This chain-free two-bedroom bungalow on Chestnut Avenue offers a reassuringly modern and easy way of living, shaped by thoughtful updates and a generous plot that supports everyday convenience. Set back from the road with extensive off-street parking and a detached garage fitted with an electric roller door, it's a home that immediately feels practical and well-prepared for its next owners.

Recent improvements provide long-term confidence: a full rewire, updated doors and windows, refreshed fascia's and guttering, and a gas combi boiler installed in 2018. Triple A-rated UPVC double glazing enhances efficiency throughout, creating a comfortable interior that suits both quiet evenings and relaxed daytime living.

The entrance hall leads into a bright living room, while an inner hallway connects two well-proportioned bedrooms, one with fitted wardrobes and a bay window, the other offering flexibility for guests, work or hobbies.

The kitchen, installed in 2018, includes fitted laminate worktops, under-counter and wall-mounted storage, a freestanding gas oven and hob, sink with drainer, and space for a dishwasher, washing machine and fridge-freezer.

The shower room features a fitted vanity unit with basin, WC, walk-in shower enclosure with wall-mounted shower, and a heated towel rail.



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Outside, the rear garden is straightforward to maintain, with a lawn, patio and access to the extended garage and shed, both connected to electricity.

The driveway accommodates multiple vehicles with ease, making the property particularly appealing for households that value generous parking or additional storage.

Chestnut Avenue offers convenient access to local amenities and transport links, creating a setting suited to those seeking a comfortable, low-maintenance home that's ready to move into. With its modern upgrades, practical layout and excellent parking, this bungalow stands as a strong opportunity for buyers looking for reliability and ease.


Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Ground Floor
Approx. 78.8 sq. metres (848.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 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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