



4 Elm Avenue, Bradwell

Minors & Brady



4 Elm Avenue

Bradwell, Great Yarmouth

This extended Bradwell bungalow offers an appealing way of living for anyone seeking comfort, convenience and a home that can adapt to future plans. Recently improved yet still offering scope for personalisation, it suits buyers looking to downsize, those who prefer a single-level layout, or anyone wanting a property they can shape to their own style. With bright front rooms, two well-proportioned bedrooms and a versatile rear extension flowing out to a neatly kept garden, it brings together everyday practicality and a welcoming feel, all within easy reach of village amenities.

- Extended semi detached bungalow in a well regarded Bradwell cul-de-sac
- Beautifully refurbished and improved, offering a comfortable single level layout
- Ideal for downsizers, those seeking single level living or buyers wanting a home with scope to personalise
- L shaped kitchen diner with good storage and garden access
- Bright front sitting room with bay window and feature fireplace
- Conservatory providing an additional living space overlooking the rear garden
- Two double bedrooms including a generous rear bedroom with flexible use
- Modern refurbished wet room
- Brick weaved driveway and well maintained front and rear gardens with storage sheds
- Close to village amenities including shops, schools and bus services



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The Location

Elm Avenue sits within a settled residential stretch of Bradwell, giving you a practical base with everyday amenities close at hand. The village offers useful stops for quick shopping, including the Tesco Express and the Sainsbury's Daily, both serving regular essentials without needing to travel far. For larger weekly shops, Great Yarmouth and Gorleston provide a wider choice, with Tesco Extra, Asda, Aldi, and the Morrisons and Lidl options across Gorleston.

Families have well-placed schooling nearby, with Hillside Primary, Homefield VC Primary and Lynn Grove Academy all within easy reach. Transport links are straightforward, with local bus routes running towards Gorleston and Great Yarmouth, and simple road access connecting to the A47 for wider travel. The area supports a lifestyle shaped around convenience, village amenities and easy movement between neighbouring towns while still feeling part of a friendly, established community.



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Set within a well-regarded Bradwell cul-de-sac, this extended semi-detached bungalow has been thoughtfully refurbished in recent years, creating a home that feels welcoming from the moment you arrive. It offers a calm, everyday practicality paired with a surprisingly generous sense of space, particularly towards the rear where the property has been extended to enhance both flexibility and flow.

The brick-weaved driveway provides comfortable parking and leads to a neatly arranged front garden, setting the tone for a home that has clearly been well cared for. Inside, the entrance hall forms a natural centre point, with the sitting room positioned to the front, a bright, inviting space with a bay window and an electric feature fireplace adding a focal point.

The kitchen/diner offers an L-shaped layout with good storage, space for appliances and direct access to the rear of the property. From here, the conservatory extends the living space further, providing a relaxed spot overlooking the garden, ideal for everyday use throughout the seasons.



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The bungalow offers two double bedrooms, each with a pleasant outlook. The rear bedroom has been significantly extended, creating a versatile room that could easily serve as a second lounge or dining space if preferred. Its proportions and position make it a particularly appealing part of the home. The refurbished wet room brings a modern, practical finish, with a three-piece suite.

Outside, the rear garden is enclosed and well maintained, with lawned areas, established borders and a choice of seating spots. Two timber sheds offer useful storage, and a side gate provides easy access. The front garden mirrors the same level of care, with planted areas adding colour and interest.

With its improvements, extensions and adaptable layout, this bungalow offers far more than first impressions suggest and is well suited to buyers seeking a comfortable home with scope to tailor spaces to their lifestyle.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Ground Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 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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