



27 Wainscot Drive, Bradwell

Minors & Brady



27 Wainscot Drive

Bradwell, Great Yarmouth

This high-quality three-bedroom home is situated in a quiet cul-de-sac within the popular Bradwell area, offering a well-considered layout, contemporary presentation and attractive outdoor space. The property has been finished to a high standard throughout, with a bright and neutral interior complemented by quality porcelain landscaping to both the front and rear.

The south-facing garden provides an appealing private space for outdoor seating and entertaining, while the double driveway offers useful off-road parking. With well-proportioned accommodation, a principal bedroom with ensuite and a modern finish throughout, this is a smart and practical home in a convenient residential setting.



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Bradwell, Great Yarmouth

- High quality three bedroom home, beautifully presented throughout with a contemporary finish and a well considered layout designed for modern everyday living
- Quiet cul de sac location, offering a peaceful residential setting while remaining conveniently positioned for the amenities and attractions of the surrounding area
- South facing rear garden, providing an attractive outdoor space that benefits from a sunny aspect and is well suited to relaxing and entertaining
- High quality porcelain landscaping to the front and rear, creating a smart and low maintenance finish that complements the overall quality of the property
- Spacious open plan kitchen and dining room, providing a sociable and practical space for everyday meals, entertaining and family life
- Separate well proportioned living room, offering a comfortable additional reception space with plenty of natural light
- Principal bedroom with private ensuite, providing a comfortable and well appointed space with the added convenience of dedicated facilities
- Two further well proportioned bedrooms, offering flexible accommodation for family members, guests, children or those requiring a home working space
- Modern family bathroom and convenient ground floor WC, providing practical facilities across the home and complementing the property's contemporary finish
- Double driveway and attractive landscaped frontage



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Location

Situated within the established residential area of Bradwell, Wainscot Drive is well placed for access to a range of everyday amenities and local facilities. The surrounding area offers supermarkets, independent shops, schools, healthcare services, and regular bus connections, while nearby Gorleston provides a wider selection of shopping, dining, and leisure facilities. The area is also conveniently positioned for access to Great Yarmouth and the wider East Coast, with good road links connecting to surrounding towns and villages.

The sandy beaches and seafront of Gorleston and Great Yarmouth are also within easy reach, offering coastal walks, traditional seaside attractions, and further leisure opportunities. With local amenities close at hand and the wider attractions of the Suffolk and Norfolk coast nearby, this is a convenient setting for enjoying both everyday life and the surrounding area.

Wainscot Drive, Bradwell

On entering, the hallway provides access to the principal ground floor accommodation and stairs rising to the first floor. The kitchen and dining room forms a sociable part of the home, with a contemporary fitted kitchen and space for a dining table, making it well suited to everyday meals and entertaining.



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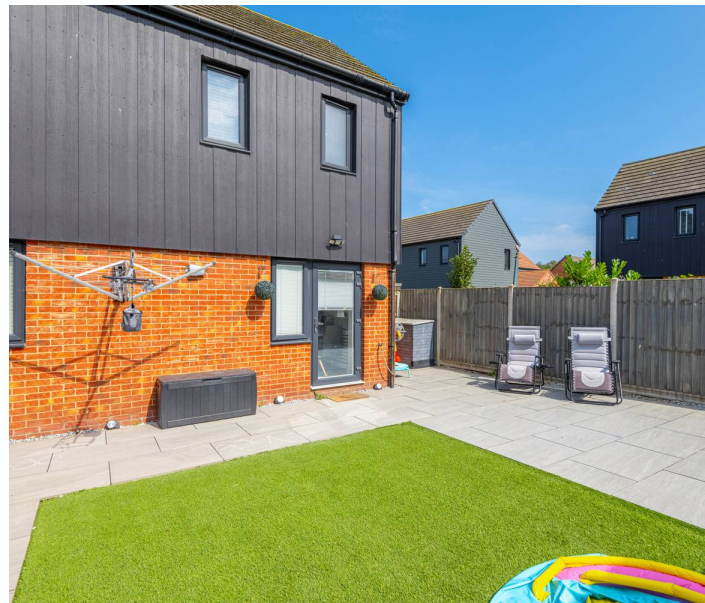
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The separate living room provides a comfortable additional reception space, with a large window allowing plenty of natural light into the room. A useful WC completes the ground floor.

The first floor provides three well proportioned bedrooms, offering flexibility for family members, guests or those working from home. The principal bedroom benefits from its own ensuite shower room, providing added convenience and privacy, while the remaining two bedrooms are served by the family bathroom. The neutral finish and generous natural light throughout create bright and comfortable spaces that can easily be adapted to suit individual requirements.

Outside, the property benefits from a particularly attractive south facing rear garden, providing a sunny and private setting for relaxing or entertaining. High quality porcelain landscaping has been used to both the front and rear, giving the outdoor areas a smart, contemporary finish while keeping maintenance straightforward. The double driveway provides ample off road parking and complements the landscaped frontage.



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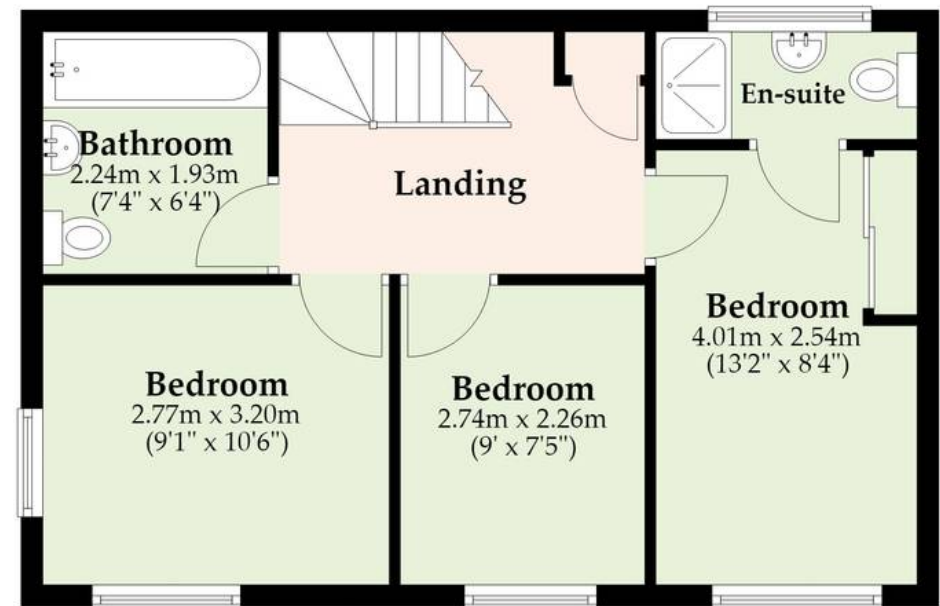
Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 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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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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 caister@minorsandbrady.co.uk

 01493 806188

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

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