



48 Bellamy Drive, Bradwell

Minors & Brady



48 Bellamy Drive

Bradwell, Great Yarmouth

Modern, stylish and boasting uninterrupted field views, this exceptional home is ready to move straight into. Built in 2022, this beautifully presented two bedroom semi-detached property offers contemporary living with the added benefit of two allocated parking spaces. The welcoming entrance hall features striking acoustic panelling and a convenient WC, leading through to a comfortable sitting room and a superb kitchen diner with colourful cabinetry and space for wrap-around seating. French doors open onto a thoughtfully landscaped garden with a large patio, lawn, planted borders and atmospheric string lighting, creating an outdoor space full of character. Upstairs, there are two generous double bedrooms and a family bathroom positioned centrally off the landing. Perfect for first-time buyers, this is a modern and impeccably presented home in a sought-after setting.

- Modern semi-detached home built in 2022
- Two allocated parking spaces to the front
- Enjoying uninterrupted countryside views to the front
- Welcoming entrance hall with acoustic panelling and WC
- Spacious sitting room with a comfortable and stylish feel
- Contemporary kitchen with colourful cabinetry and dining space
- French doors opening directly onto the rear garden
- Two well-proportioned double bedrooms on the first floor
- Family bathroom conveniently positioned between the bedrooms
- Landscaped garden with patio, lawn, borders and ambient lighting



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48 Bellamy Drive

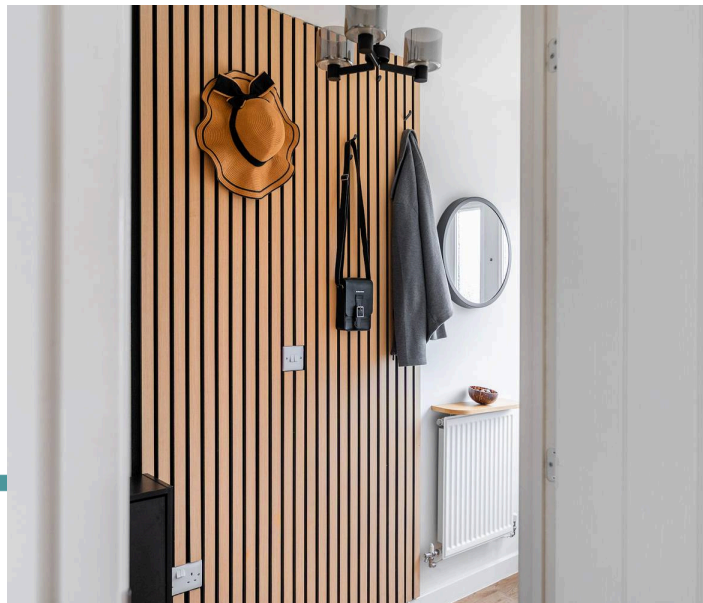
Bradwell, Great Yarmouth

The Location

Bradwell is a large village on the edge of the Norfolk Broads, just a few miles west of Great Yarmouth. Although it sits close to the coast and the busy seaside town, Bradwell itself has a much quieter, more residential feel. Over the years it has grown from a small rural settlement into a well-established community, while still keeping strong links to the surrounding countryside and waterways that define this part of Norfolk.

The village lies within the Broads area, a network of rivers, lakes and marshland that form The Norfolk Broads, one of the UK's most distinctive landscapes. This setting gives Bradwell easy access to open skies, reed beds and winding waterways, which attract walkers, cyclists and people interested in wildlife. The nearby marshes and rivers provide good opportunities to spot birds and other wildlife, and many local footpaths connect the village to the wider Broads countryside.

Despite its peaceful setting, Bradwell has a good range of everyday amenities. There are local shops, schools, community facilities and green spaces that support village life. The centre of Great Yarmouth is only a short drive away, meaning residents can easily reach larger supermarkets, leisure facilities and the town's famous seafront when they want something more lively.





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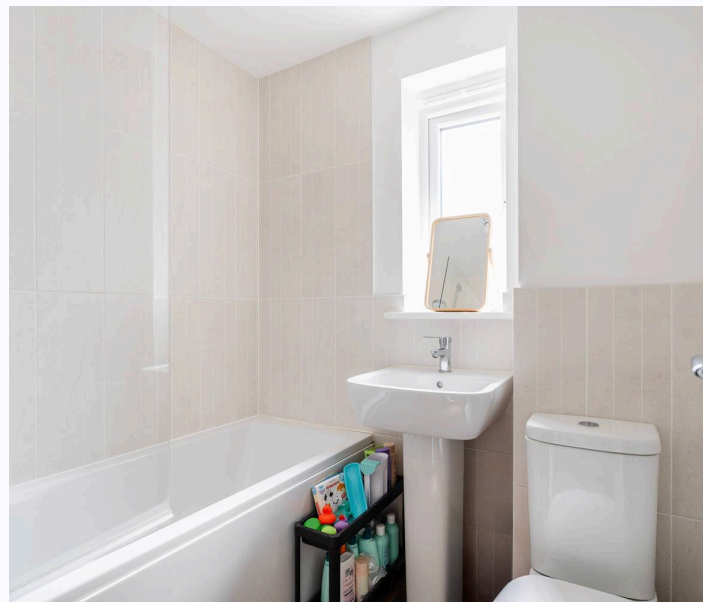
Bellamy Drive, Bradwell

This beautifully presented two bedroom semi-detached home, built in 2022, offers stylish and modern living throughout and would make a perfect first purchase. Occupying a lovely position with uninterrupted field views to the front, the property combines contemporary design with practical family living and benefits from two allocated parking spaces.

The accommodation begins with a welcoming entrance hall featuring attractive acoustic panelling, setting the tone for the tasteful interiors found throughout the home. A convenient ground floor WC is located off the hallway, while the sitting room provides a comfortable and inviting space to relax.

To the rear of the property is the impressive kitchen and dining area, fitted with colourful cabinetry that adds character and personality. The generous layout easily accommodates wrap-around seating, creating the ideal space for family meals, entertaining guests or simply enjoying everyday life. French doors open directly onto the garden, allowing natural light to flood the room and providing a seamless connection between indoors and out.

Upstairs, the first floor landing leads to two well-proportioned double bedrooms, both offering excellent accommodation. Situated centrally between the bedrooms is the family bathroom, conveniently positioned off the landing.



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Outside, the landscaped rear garden has been thoughtfully designed to provide a far more established feel than many newer homes. A large patio area offers the perfect setting for outdoor dining and entertaining, while the lawn and planted borders create colour and interest throughout the seasons.

Ideal for buyers seeking a garden with character rather than a stark blank canvas, the space is further enhanced by painted fencing and charming string lighting installed by the current owners, bringing a warm ambience to summer evenings.

A really lovely home throughout, this modern property offers move-in-ready accommodation, attractive surroundings and wonderful front-facing field views, making it an excellent opportunity for first-time buyers and those seeking a stylish home in a desirable setting.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

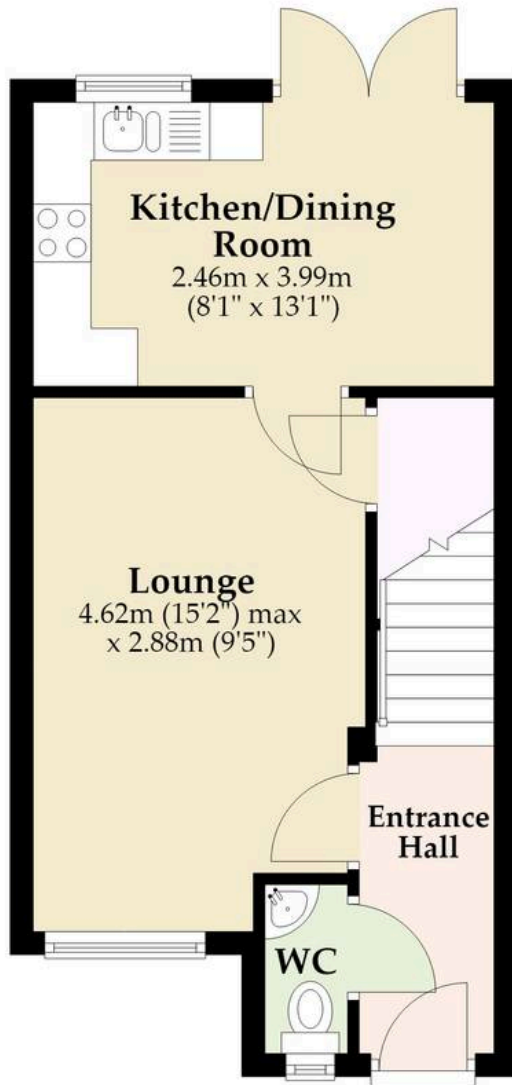
Maintenance charge: £150 paid annually.



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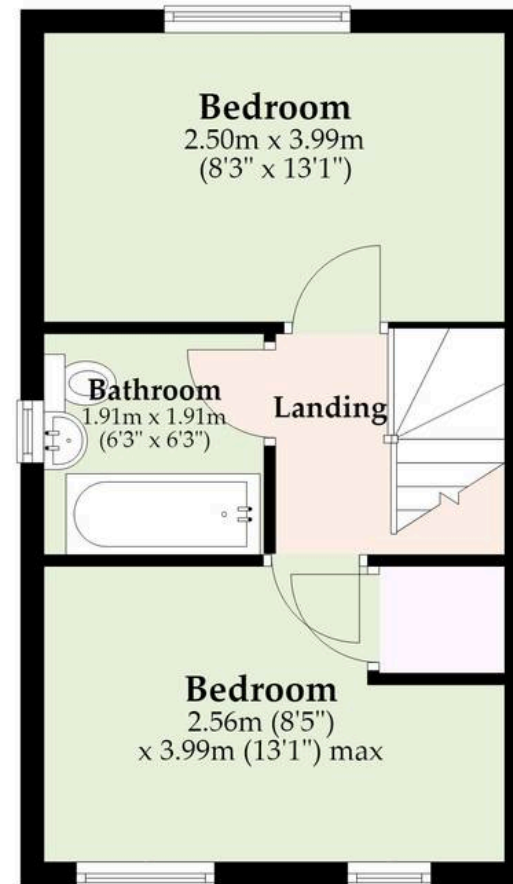
Ground Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 59.3 sq. metres (638.3 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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