



38 Cormorant Way, Bradwell

Minors & Brady



38 Cormorant Way

Bradwell, Great Yarmouth

Occupying a generous corner plot within a peaceful cul-de-sac in the sought-after village of Bradwell, this beautifully refurbished detached home offers contemporary living with a strong emphasis on space, light and lifestyle. Thoughtfully modernised throughout and presented to an exceptional standard, the property seamlessly combines stylish interiors with practical family-friendly accommodation. From the sociable open-plan kitchen and dining space to the sun-filled conservatory and private south-facing garden, every aspect of the home has been designed for comfortable everyday living and effortless entertaining, creating a move-in-ready residence perfectly suited to modern buyers seeking both quality and convenience.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.



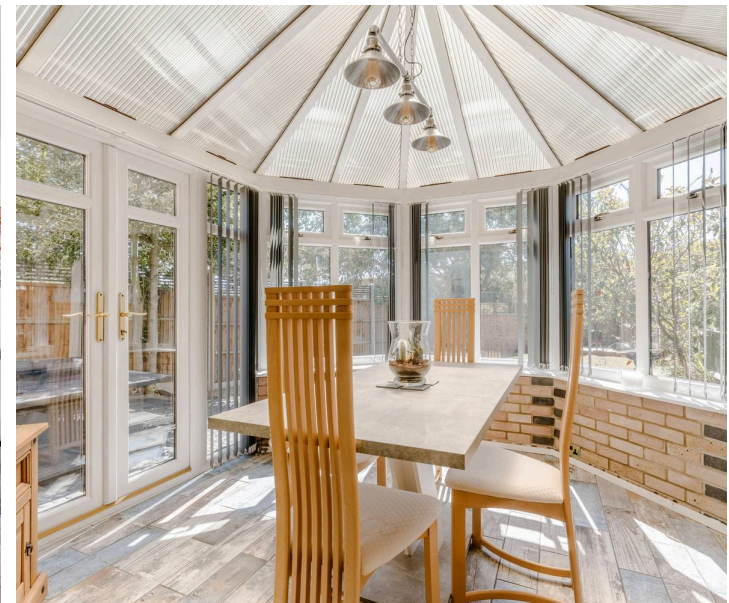
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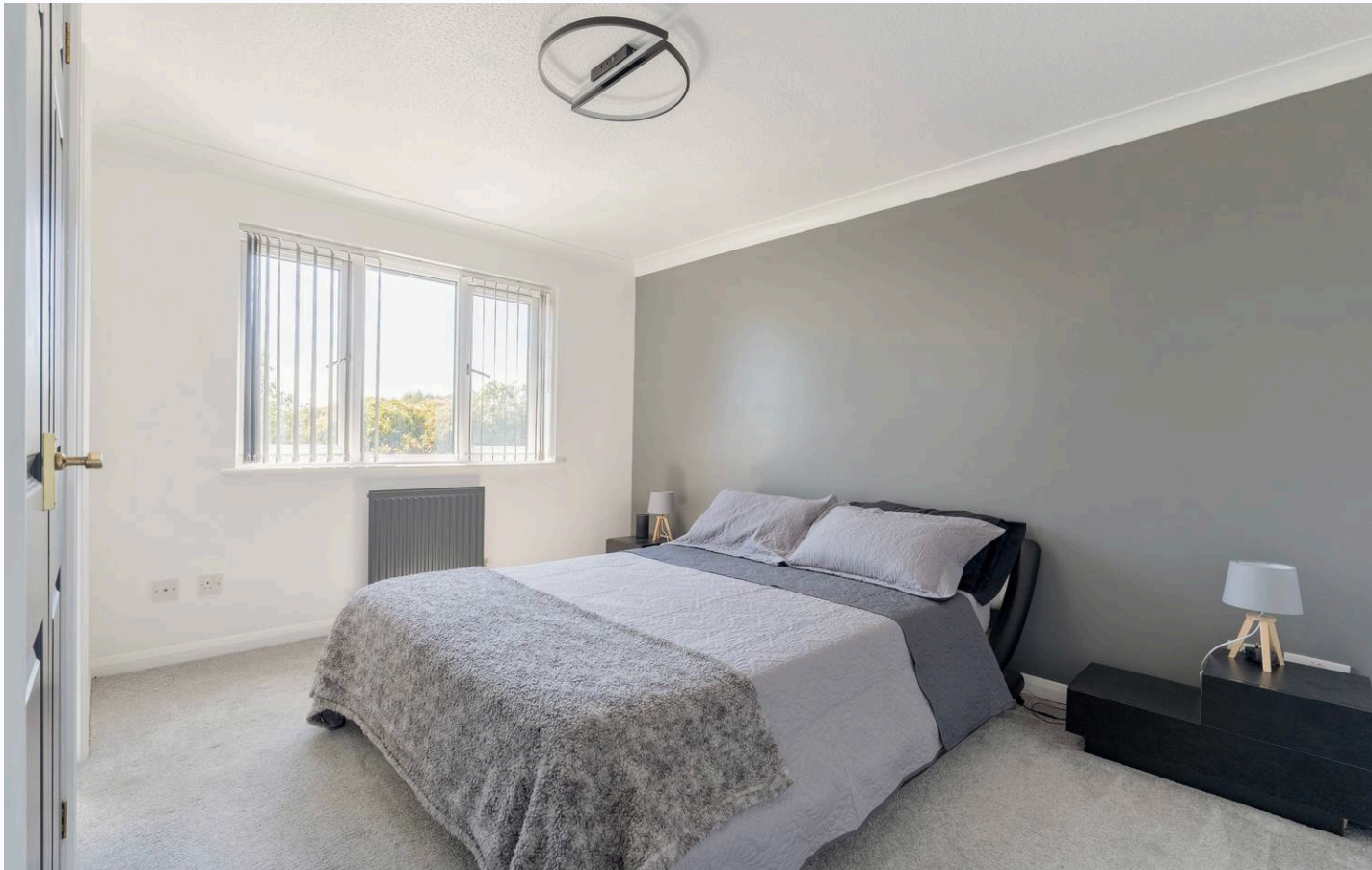
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- Detached residence proudly positioned on a generous-size corner plot, down a quiet cul-de-sac in the Norfolk village of Bradwell
- Fully refurbished to a modern standard, offering over 1,200sqft of spacious and flexible accommodation
- Brand-new double-glazed windows, external doors, fascias, soffits and gutters, resulting in a contemporary façade
- Strong kerb appeal with a driveway providing off-road parking, a detached single garage and a maintained front garden
- Comfortable living room with a stylish media wall and a front-facing window, with internal double doors opening into the heart of the home
- Open-plan kitchen and dining room equipped with quality gloss cabinetry, a central island, an integrated oven, dishwasher, a fridge and freezer
- Light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom with a private en-suite shower room
- A private, south-facing garden featuring a patio and a decked terrace for outdoor seating, a laid to lawn and mature trees
- Easy access to a wide range of amenities within the area, including shops, schools, transport links and the scenic coastline



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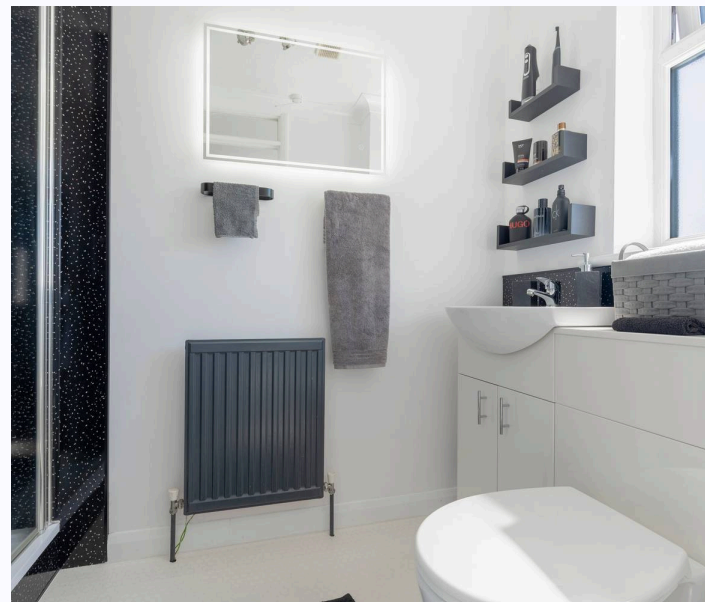
The Location

Bradwell is a well-established and highly regarded village situated between Great Yarmouth and Gorleston-on-Sea, offering an excellent blend of coastal living, everyday convenience and a strong sense of community. Popular with families, professionals and retirees, the village provides a wide range of local amenities, including shops, supermarkets, schools, healthcare facilities and leisure opportunities, while the nearby town centres of Gorleston and Great Yarmouth offer an extensive selection of shopping, dining and entertainment options.

Residents enjoy easy access to a variety of outdoor attractions, with Gorleston's award-winning sandy beach, picturesque seafront and popular cliff-top walks just a short distance away. The Norfolk Broads National Park is also within easy reach, providing miles of scenic waterways, walking routes and opportunities for boating and wildlife watching.

Bradwell benefits from excellent transport connections, with convenient road links to Great Yarmouth, Norwich, Lowestoft and the wider Norfolk and Suffolk region. Regular public transport services operate nearby, while Norwich city centre can be reached within a comfortable commute, offering a wealth of retail, cultural and business amenities.

Cormorant Way enjoys a desirable position within this popular residential area, conveniently located for access to local amenities, schools and transport links, whilst also being within easy reach of Gorleston's beautiful coastline, the Norfolk Broads and surrounding countryside. Its setting makes it an ideal location from which to enjoy all that Bradwell and the wider Norfolk coast have to offer.



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Cormorant Way

Tucked away within a quiet cul-de-sac in the popular Norfolk village of Bradwell, this detached residence occupies a generous corner plot and has been thoughtfully transformed through a comprehensive programme of refurbishment. Offering over 1,200 sqft of versatile accommodation, the property combines contemporary finishes with practical family living, all set within attractive gardens and enjoying excellent kerb appeal.

Approached via a driveway providing ample off-road parking alongside a detached single garage, the home immediately impresses with its refreshed exterior. Brand-new double-glazed windows, external doors, fascia's, soffits and guttering create a smart, modern appearance, complemented by a well-maintained front garden that enhances its welcoming first impression.

The accommodation is introduced by a bright and inviting entrance hall, setting the tone for the stylish interiors that follow. Positioned to the front of the property, the living room offers a comfortable and relaxing retreat, centred around a media wall that creates a natural focal point for everyday living and entertaining. Internal double doors connect seamlessly to the heart of the home, allowing the space to flow effortlessly when hosting family and friends.



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The impressive open-plan kitchen and dining area has been designed with modern lifestyles in mind. Gloss cabinetry provides a sleek and contemporary finish, while a central island creates an ideal setting for informal dining, social gatherings and day-to-day family life. The kitchen is well-equipped with integrated appliances including an oven, dishwasher, fridge and freezer, ensuring both style and practicality are catered for. Generous dining space allows for larger gatherings, creating a sociable environment that naturally becomes the hub of the home.

Beyond, the conservatory extends the reception accommodation and enjoys an abundance of natural light throughout the day. Framed by views of the garden, this adaptable space lends itself equally well as a relaxed sitting area, garden room or additional dining space, offering a seamless connection between indoors and out.

The first floor provides three well-proportioned bedrooms, each offering a comfortable and private setting. The principal bedroom benefits from the added luxury of a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a stylish three-piece suite.

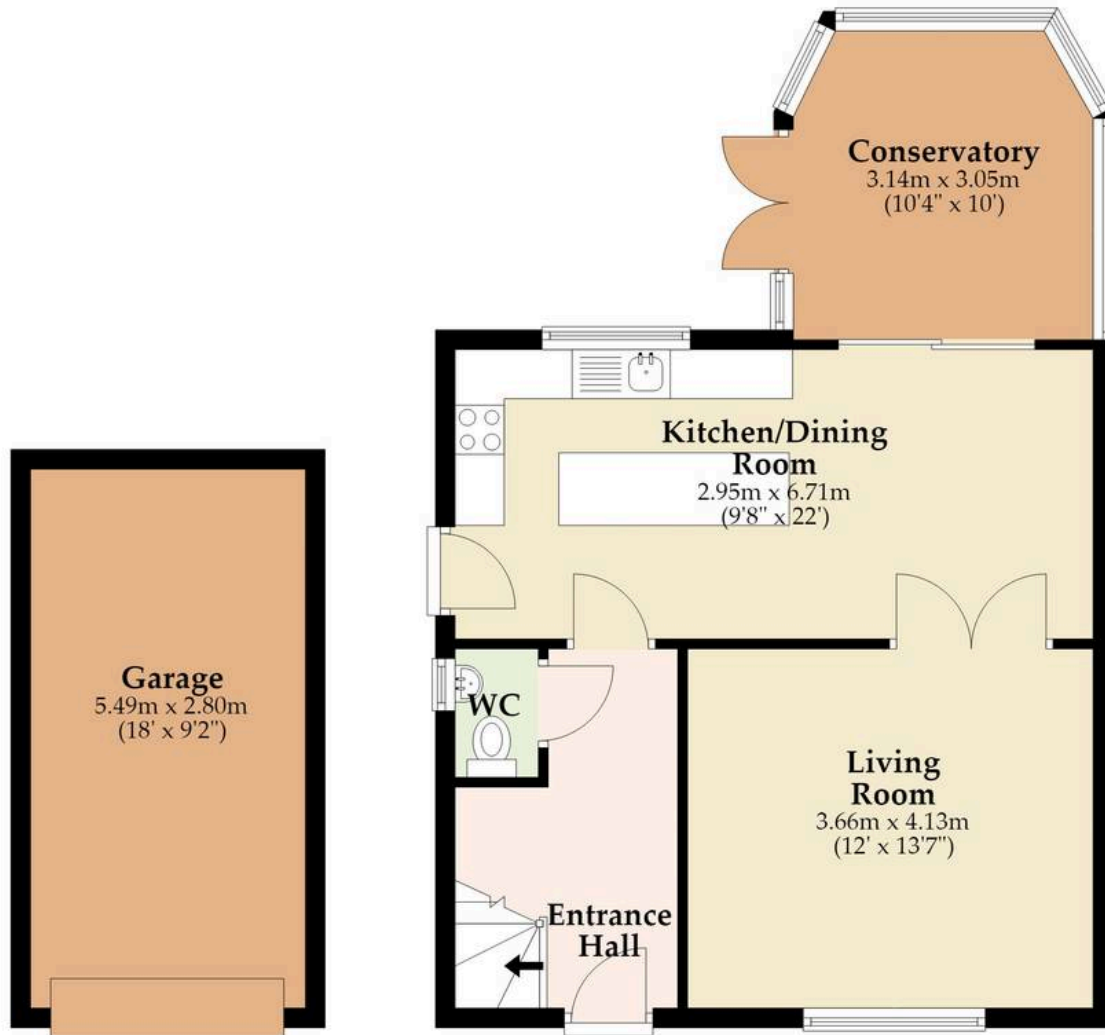
Outside, the south-facing rear garden has been thoughtfully arranged to provide a variety of spaces for both relaxation and entertaining. A patio and raised decked terrace offer ideal spots for outdoor dining and summer gatherings, while the lawn is framed by established planting and mature trees, creating an attractive backdrop and a welcome sense of privacy.



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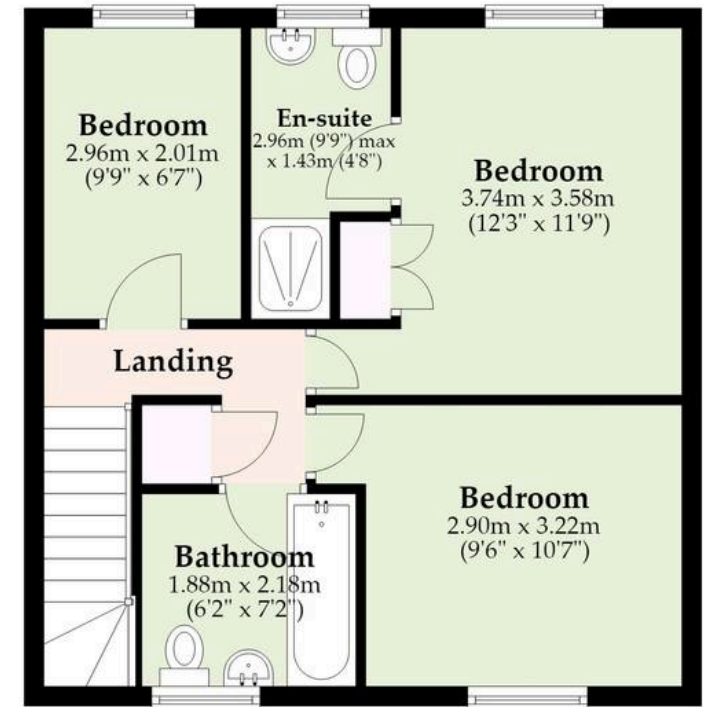
Ground Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 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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