



14 Fulmar Close, Bradwell

Minors & Brady



14 Fulmar Close

Bradwell, Great Yarmouth

From its generous plot and extensive parking to its adaptable layout and exciting future potential, this detached family home offers far more than first meets the eye. Situated in a quiet residential close within one of Bradwell's most sought-after locations, the property enjoys easy access to local schools, shops, healthcare facilities and everyday amenities, while Gorleston's award-winning beach, vibrant High Street and the James Paget University Hospital are all just a short drive away. Offering spacious and versatile accommodation, beautifully maintained gardens, a substantial double garage with a brand-new flat roof and scope for further enhancement or conversion (subject to the necessary permissions), this is a home designed to evolve with its owners and provide an exceptional setting for family life for years to come.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.







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The Location

Fulmar Close is situated in the popular village of Bradwell, offering a pleasant residential setting with convenient access to a wide range of local amenities. The village is highly regarded for its community atmosphere and excellent position between Great Yarmouth and the surrounding Norfolk countryside.

Residents benefit from a selection of nearby shops, supermarkets, schools, healthcare facilities, and recreational amenities, while the neighbouring towns of Great Yarmouth and Gorleston provide a broader range of retail, dining, and leisure opportunities. Gorleston's award-winning sandy beach and seafront are also within easy reach, offering excellent opportunities for relaxation and outdoor enjoyment.

The area benefits from good transport connections, with easy access to the A47 providing convenient routes to Norwich, Lowestoft, and the wider region. Regular public transport services also serve the village and surrounding areas.

Fulmar Close offers an attractive residential location for those seeking a well-connected village setting close to local amenities, coastal attractions, and the wider Norfolk countryside.



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Fulmar Close

Set within a generous corner-style plot in a quiet residential close, this detached family home presents an increasingly rare opportunity to acquire a property that offers immediate comfort alongside exciting scope for future development.

Approached through double iron gates, the property immediately makes an impressive first impression. The driveway provides parking for multiple vehicles and offers ample space for a caravan, motorhome or boat, a feature rarely found in modern family homes. The generous frontage is framed by mature planting, established lawns and specimen trees, creating an attractive approach.

The accommodation has evolved to suit modern family living and offers a particularly flexible arrangement. Originally designed as a four-bedroom home, it is currently configured to provide three well-proportioned bedrooms and an exceptionally large family bath and shower room, with the potential to reinstate a fourth bedroom should a purchaser require additional sleeping accommodation.

Stepping inside, a bright entrance porch with full-height picture windows leads into a welcoming reception hall, setting the tone for the space and practicality found throughout the home. A convenient ground floor cloakroom sits off the hallway, together with useful under-stair storage.



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At the heart of the property is a well-presented kitchen, fitted with a comprehensive range of contemporary gloss-fronted units and integrated appliances, including a double oven, five-ring gas hob with extractor, dishwasher and fridge-freezer. Thoughtfully designed for everyday living and entertaining, the kitchen enjoys views across the garden and features a fitted breakfast bar, creating a sociable space to gather with family and friends.

The kitchen opens into a separate dining room, providing an ideal setting for both formal occasions and relaxed family meals. Direct access from the dining room to the garden enhances the connection between inside and out during the warmer months.

The principal reception room is a particularly impressive open-plan living and dining area, offering an abundance of natural light and plenty of flexibility for a variety of furniture arrangements. French doors open seamlessly into the conservatory, creating a natural extension of the living space and providing an inviting spot from which to enjoy views of the garden throughout the seasons.

The conservatory itself is a wonderful addition to the home, flooded with light from surrounding windows and benefiting from direct access onto the patio, making it equally suited to morning coffee, afternoon reading or evening entertaining.



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Upstairs, the sense of generous proportions continues. The landing provides access to useful loft storage and a linen cupboard, while all three bedrooms are comfortable doubles, providing flexible accommodation for families, guests or those working from home.

The family bathroom has been designed with comfort in mind and serves as a luxurious retreat within the home. Featuring a panelled bath, large walk-in shower with rainfall fitting, twin wash basins set within vanity storage and quality tiling, it offers the space and functionality often associated with much larger properties.

Outside, the enclosed rear garden provides an excellent environment for family life. A substantial paved terrace creates the perfect setting for outdoor dining and entertaining, while the lawn offers plenty of space for children to play, gardening enthusiasts to enjoy or simply to relax and appreciate the surroundings. Secure boundaries provide privacy and peace of mind.

One of the property's most appealing attributes is the breadth of future possibilities on offer. The double garage benefits from a brand-new flat roof and currently provides extensive storage, power, lighting and utility space. Subject to the necessary planning permissions and approvals, it offers excellent potential for conversion into additional living accommodation, ground floor bedrooms, an annexe-style arrangement or a dedicated home office. The surrounding plot may also offer opportunities for extension, allowing future owners to tailor the property to their changing needs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

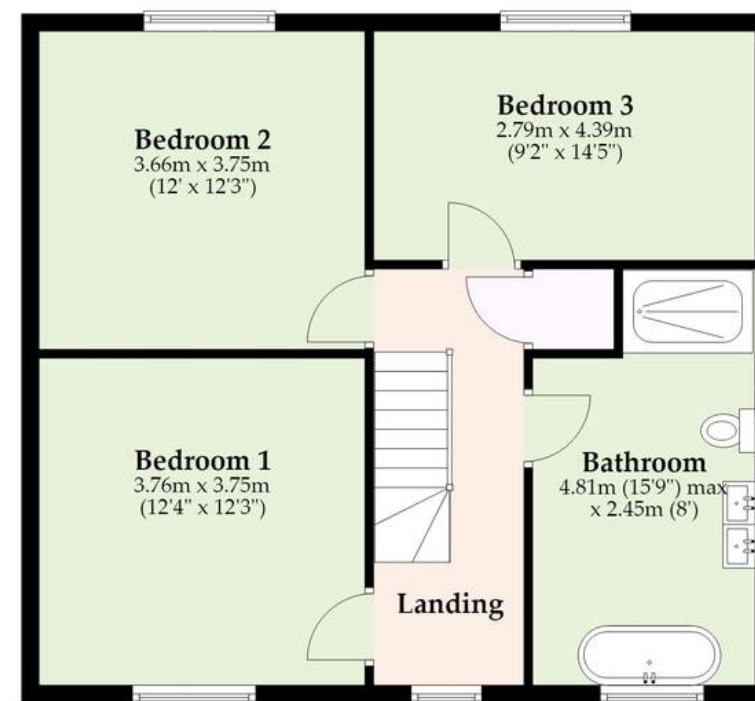
Ground Floor

Approx. 108.3 sq. metres (1166.0 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.3 sq. feet)



Total area: approx. 170.9 sq. metres (1839.3 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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