



16 St. Nicholas Gardens, Bradwell

Minors & Brady



16 St. Nicholas Gardens

Bradwell, Great Yarmouth

Set in the heart of ever-popular Bradwell and perfectly placed for daily convenience, this spacious three-bedroom home offers far more than first meets the eye. Designed with family living in mind, the property showcases a generous living/dining room, a bright conservatory providing additional reception space, three well-proportioned bedrooms accessed from the landing and a low-maintenance enclosed garden. With schools, shops, local services and transport links all close at hand, this is a home that effortlessly caters to modern lifestyles, offering both space and practicality in a highly desirable village setting.



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Bradwell, Great Yarmouth

St. Nicholas Gardens is situated within the popular village of Bradwell, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its family-friendly environment, strong community atmosphere, and excellent links to both Great Yarmouth and the surrounding Norfolk countryside.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the village and nearby areas. Bradwell is particularly popular with families, owing to its selection of well-regarded schools, recreational facilities, and everyday conveniences.

The area offers a wealth of leisure opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor recreation. The beautiful beaches and attractions of Gorleston-on-Sea are within easy reach, offering a wide sandy beach, scenic promenade, and a variety of seaside amenities. The nearby Norfolk Broads also provide opportunities for boating, walking, and exploring the region's renowned waterways.

Bradwell enjoys excellent transport connections, with convenient access to the A143 and A47, providing routes to Great Yarmouth, Norwich, Lowestoft, and the wider Norfolk and Suffolk region. Regular public transport services operate locally, ensuring straightforward access to surrounding towns and amenities.





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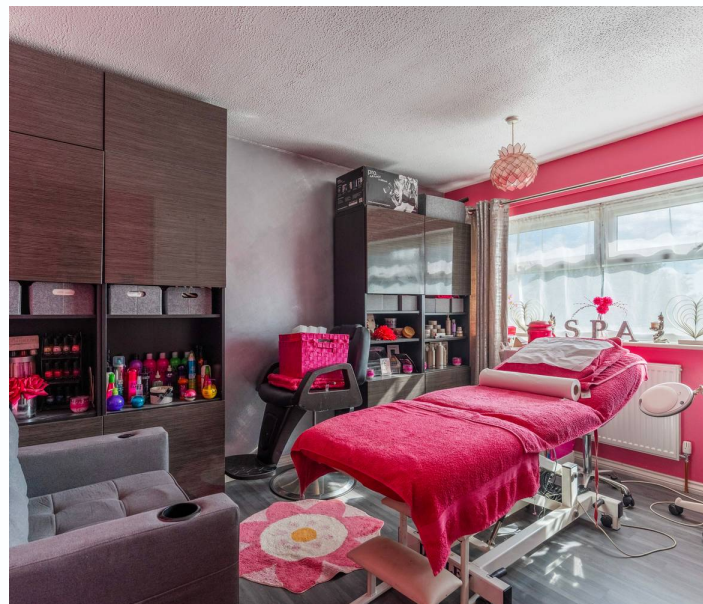
Bradwell, Great Yarmouth

Occupying a popular position within the sought-after village of Bradwell, this spacious three-bedroom mid-terraced home offers well-balanced accommodation ideally suited to first-time buyers, families and those seeking a convenient location close to everyday amenities.

The property is approached via a lawned front garden with a pathway leading to the entrance porch. Upon entering, the porch provides access to a ground floor cloakroom and the main entrance hall, where useful storage cupboards and stairs to the first floor can be found.

The principal reception room is a generous living/dining room extending through the property and flooded with natural light from both front and rear aspects. Thoughtfully designed for relaxation and entertaining, the room offers ample space for comfortable seating and family dining, while a feature fireplace creates an attractive focal point. French doors open into the conservatory, enhancing the sense of space and providing a seamless flow between the reception areas.

The conservatory forms an excellent additional reception room and enjoys pleasant views over the rear garden. Whether used as a family room, dining area, home office or garden room, it offers versatile accommodation and direct access outside.



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The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for appliances. Positioned adjacent to both the dining area and conservatory, it remains well connected to the heart of the home, making everyday living and entertaining effortless.

The first-floor landing provides access to all bedrooms and the shower room. The principal bedroom is a comfortable double room positioned to the front of the property and benefits from built-in storage. Bedroom two is another well-proportioned double room overlooking the rear garden, while the third bedroom offers flexibility as a child's room, nursery or home office.

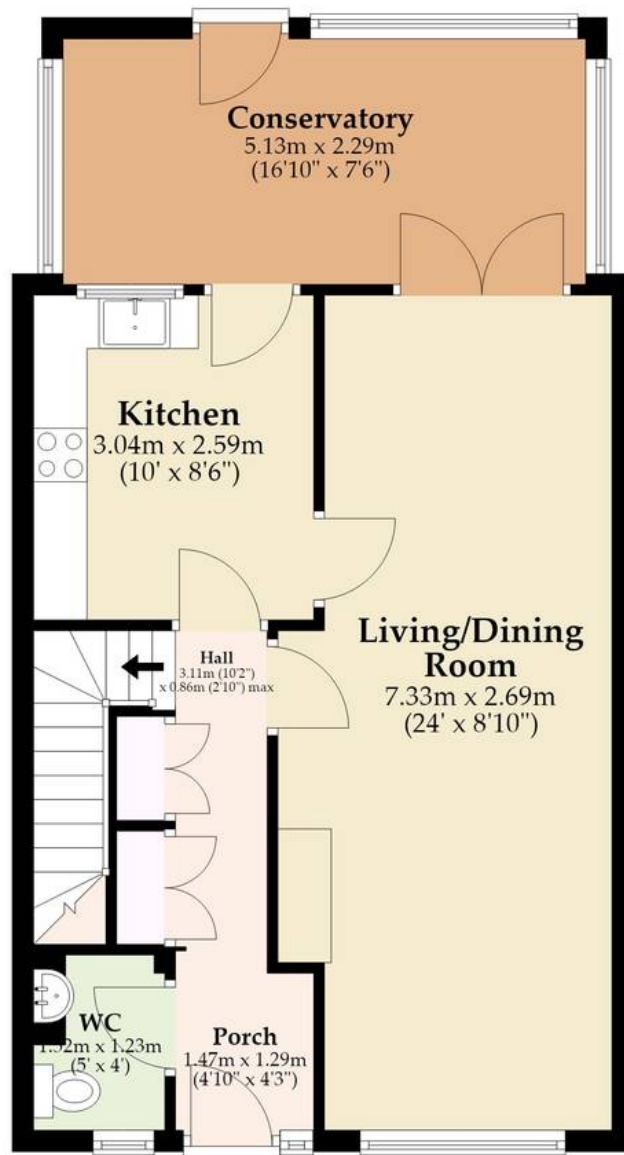
Serving the bedrooms is a practical shower room fitted with a shower, vanity wash basin and WC, creating a functional space for day-to-day use.

Outside, the rear garden has been designed for ease of maintenance, featuring a paved layout enclosed by timber fencing. Ideal for those seeking manageable outdoor space, it provides an excellent setting for outdoor dining and relaxation. A brick-built storage shed and separate metal shed offer useful storage, while a rear access gate adds further convenience.



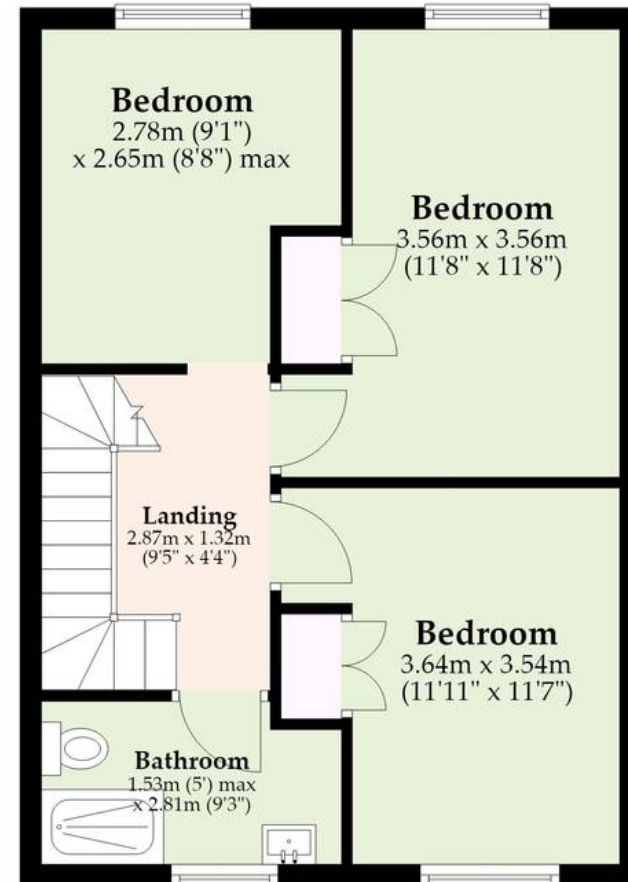
Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 94.3 sq. metres (1015.1 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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