



45 Dorothy Avenue, Bradwell

Minors & Brady



45 Dorothy Avenue

Bradwell, Great Yarmouth

Positioned on a generous corner plot in one of Bradwell's most sought-after locations, this beautifully presented detached bungalow offers a lifestyle of comfort, convenience and flexibility. Thoughtfully updated throughout, the property provides bright and spacious accommodation, a south-facing enclosed garden and an oversized garage, all complemented by ample off-road parking. Whether you're looking to downsize without compromise, enjoy single-storey living, or secure a home with future potential to extend (subject to the necessary permissions), Dorothy Avenue presents a rare opportunity to acquire a modern and versatile home in an established and highly regarded neighbourhood.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Solar panels are owned outright by the current owners, generating approx. £1,300 a year.



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The Location

Dorothy Avenue 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, thanks to its selection of well-regarded schools, recreational facilities, and local services.

The area offers a wealth of leisure opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor recreation. The Norfolk coast and the attractions of Great Yarmouth are also within easy reach, offering sandy beaches, seafront amenities, and a variety of entertainment and leisure facilities.

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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Dorothy Avenue

Occupying a prominent corner plot in one of Bradwell's most popular residential settings, this exceptional detached bungalow offers well-presented, contemporary accommodation together with generous outside space, extensive parking and exciting scope for future enhancement, subject to the necessary permissions.

Arriving at the property, the sense of space is immediately apparent. A substantial driveway provides ample off-road parking and leads to an oversized garage with electric roller door, power and lighting, creating a highly practical space for vehicle storage, hobbies, a workshop or additional lifestyle requirements. The frontage is attractively arranged with low-maintenance artificial lawned areas, paved pathways and courtesy lighting, giving the home a smart and welcoming appearance throughout the year.

Inside, a bright entrance hall provides access to the principal accommodation. The spacious lounge is a particularly appealing reception room, filled with natural light from a bay window and additional side glazing. Double doors open directly onto the south-facing rear garden, creating an easy connection between indoor and outdoor living and providing an ideal setting for everyday relaxation, family gatherings and entertaining guests.



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Three well-proportioned bedrooms offer flexibility for a variety of buyers, whether used as comfortable sleeping accommodation, a home office, hobby room or guest space. The contemporary shower room is finished with tiled walls and fitted furniture incorporating concealed storage, a vanity wash basin, WC, heated towel rail and a mains-fed shower.

The rear garden has been designed with ease of maintenance in mind and enjoys a private, enclosed aspect. A generous decked seating area provides an excellent spot for outdoor dining and summer entertaining, while artificial lawn and shingle areas create additional space to enjoy throughout the seasons. Direct access to the garage further enhances convenience.

The property also benefits from UPVC double glazing, gas central heating and 16 solar panels, offering energy efficiency alongside everyday comfort.

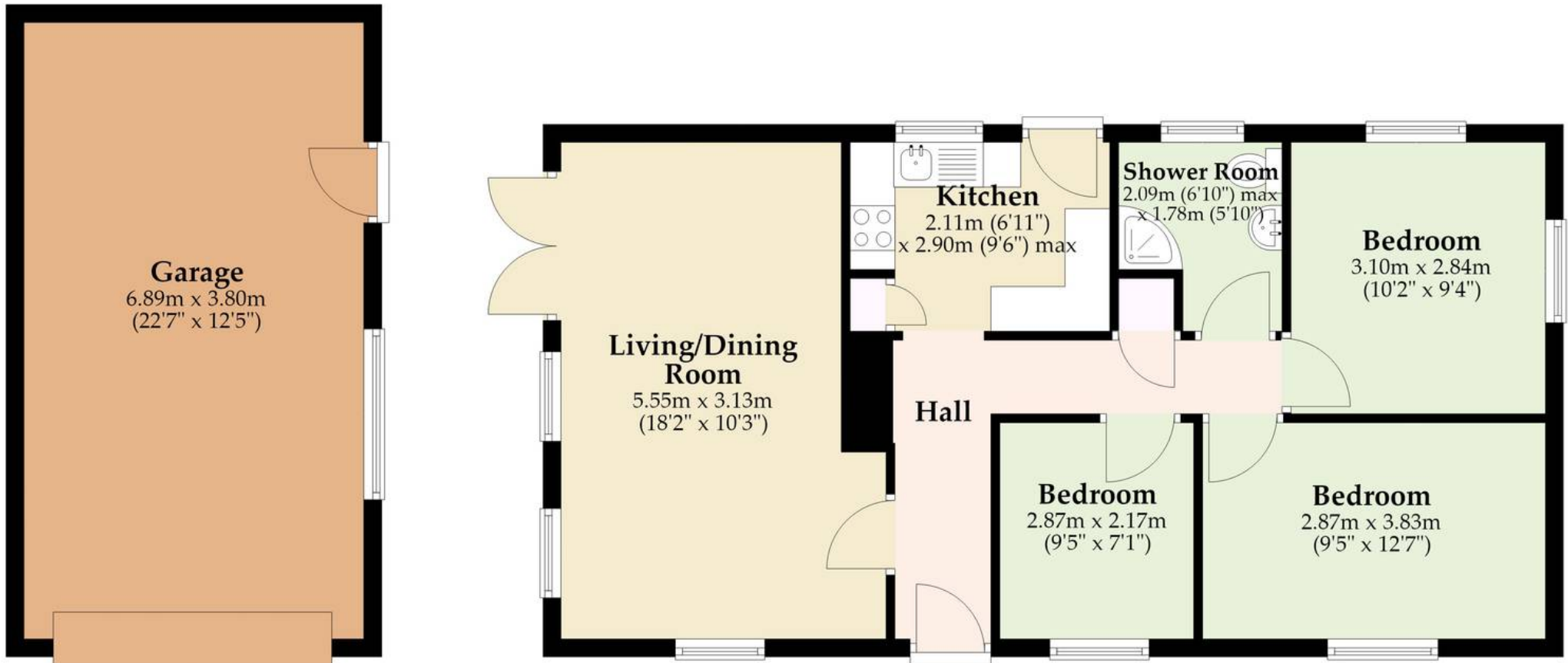
A superb opportunity to acquire a stylish and versatile detached bungalow in a highly regarded Bradwell location, offering spacious accommodation, excellent parking, an impressive garage and beautifully arranged outside space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	89	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 90.1 sq. metres (969.6 sq. feet)



Total area: approx. 90.1 sq. metres (969.6 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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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