



57 Howard's Way, Bradwell

Minors & Brady



Contemporary style, extended living and a private south-facing garden combine to create a home that's ready to impress. Beautifully presented throughout, this detached Bradwell home has been thoughtfully enhanced to offer modern open-plan living, finished with stylish panelling, herringbone flooring and a neutral, on-trend décor. At its heart is a stunning extended kitchen/diner featuring a media wall and bi-fold doors that open seamlessly onto the landscaped rear garden. Upstairs, three well-proportioned bedrooms include a luxurious principal suite with en-suite facilities, while another room has been cleverly transformed into a sophisticated dressing room with fitted wardrobes. Outside, the south-facing garden enjoys a private, non-overlooked aspect with decking, outdoor lighting and immaculately maintained surroundings, complemented by driveway parking, additional rear parking and a garage. Perfectly balancing practicality and style, this is a home designed for modern family living and entertaining alike.

- Extended detached family home finished to an exceptional standard throughout
- Stunning open-plan kitchen and dining space with a feature media wall and bi-fold doors to the garden
- Stylish interiors enhanced by panelling, neutral décor and herringbone-style flooring across the ground floor
- Spacious lounge with soft carpeting, creating a cosy and inviting reception room
- Separate utility room and ground-floor WC for added convenience
- Three well-proportioned first-floor bedrooms, including a principal bedroom with en-suite shower room
- Versatile third bedroom currently utilised as a sophisticated dressing room with fitted wardrobes
- Beautifully landscaped south-facing garden with a private, non-overlooked aspect, decked seating area and outdoor lighting





57 Howard's Way

Bradwell, Great Yarmouth

The Location

Bradwell is a highly sought-after village on the outskirts of Great Yarmouth, offering an excellent balance of coastal living, everyday convenience and strong transport connections. Popular with families, professionals and retirees alike, the area has developed a reputation as one of the region's most desirable residential locations, thanks to its welcoming community atmosphere and wide range of local amenities.

Residents benefit from a selection of schools, supermarkets, independent shops, cafés, healthcare facilities and recreational amenities, ensuring daily essentials are all within easy reach. Nearby leisure facilities, sports clubs and open green spaces provide ample opportunities for an active lifestyle, while the village itself retains a pleasant residential feel.

The neighbouring town of Great Yarmouth offers an even broader range of shopping, dining and entertainment options, alongside a historic seafront, marina and traditional seaside attractions. The stunning Norfolk coastline is easily accessible, with sandy beaches, nature reserves and scenic coastal walks all close at hand for those who enjoy the outdoors.

For commuters, Bradwell is well positioned with convenient road links to Great Yarmouth, Gorleston, Lowestoft, Norwich and the wider Norfolk and Suffolk region. Whether seeking a well-connected base for work or a location that embraces a more relaxed pace of life, Bradwell continues to be a popular choice thanks to its blend of convenience, community spirit and proximity to both coast and countryside.





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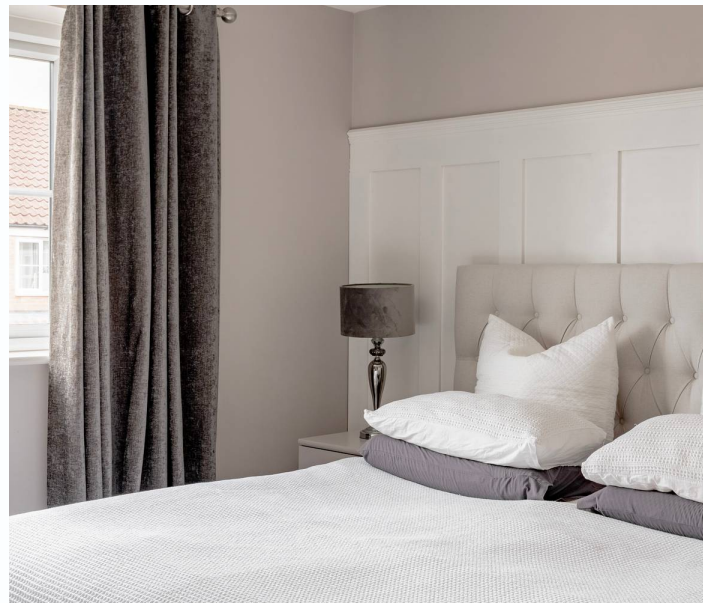
Bradwell, Great Yarmouth

Howard's Way, Bradwell

Extended and beautifully presented throughout, this detached family home offers stylish, contemporary living with a thoughtfully redesigned layout perfectly suited to modern lifestyles. Occupying a desirable position in Bradwell, the property benefits from both front and rear parking, a garage, and a stunning south-facing garden that has been recently landscaped to create a superb outdoor entertaining space.

The home is entered via a welcoming entrance hall, where attractive panelling and herringbone-style flooring immediately set the tone for the high standard of finish found throughout the ground floor. Positioned to the front of the property is a comfortable lounge, enhanced by soft carpeting underfoot, creating a warm and inviting retreat away from the main living areas.

To the rear, the property opens into a spectacular kitchen and dining space, forming the true heart of the home. Extended to maximise both space and natural light, this impressive open-plan room provides an ideal setting for everyday family life and entertaining alike. A range of modern cabinetry is complemented by generous worktop space and a stylish finish, whilst a contemporary media wall creates a striking focal point within the room. Large bi-folding doors span the rear elevation, flooding the space with natural light and seamlessly connecting the interior with the garden beyond.



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Practicality has not been overlooked, with a separate utility room providing additional storage and laundry facilities, whilst a conveniently positioned ground-floor WC serves guests and day-to-day family living.

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from the added luxury of an en-suite shower room, creating a private sanctuary for homeowners. The remaining bedrooms are thoughtfully arranged and versatile, with one currently utilised as an elegant dressing room complete with fitted wardrobes, demonstrating the flexibility the accommodation offers. The family bathroom is fitted to a modern standard and serves the additional bedrooms with ease.

Outside, the rear garden is a particular highlight. South-facing and enjoying a high degree of privacy, the space is not directly overlooked, creating an ideal environment for relaxation and entertaining. Recently landscaped and exceptionally well maintained, it features a combination of lawned areas, attractive planting, and a decked seating terrace perfectly positioned for enjoying the sunshine throughout the day. Outdoor lighting has been installed, enhancing the garden's appeal during the evening and allowing the space to be enjoyed long after sunset.



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To the front, the property offers driveway parking, while additional parking to the rear is complemented by a detached garage, providing excellent storage and practicality. Finished in a neutral colour palette with tasteful décor, stylish panelling and contemporary touches throughout, this is a modern home that effortlessly combines functionality, comfort and design.

Agent's Note

This property will be sold leasehold with approximately 990 years remaining on the lease. The current ground rent is £150 per annum, with an additional service charge of approximately £150 per annum.

The freeholder is Persimmon Homes, with the development managed by Remus Management.

The leasehold interest may be purchased, subject to the freeholder's agreement, at a cost of approximately £2,000 plus associated legal fees, estimated to be around £2,400 in total.



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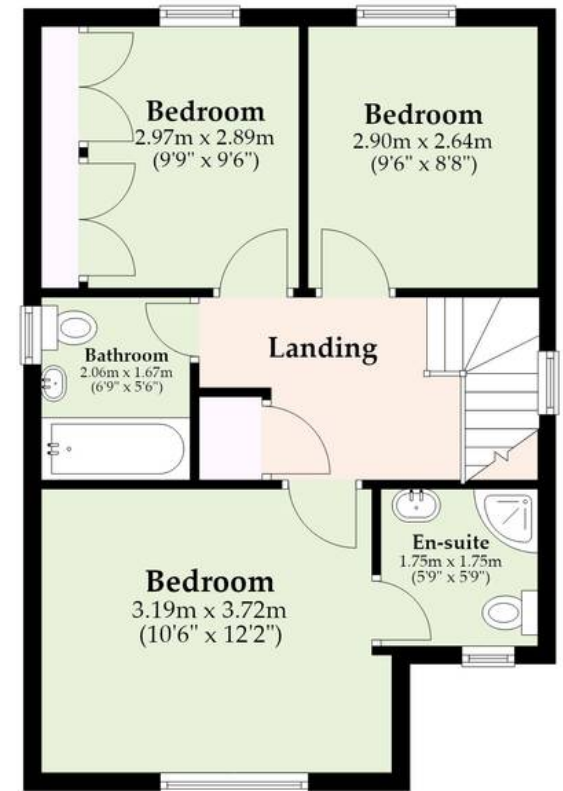
Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 117.9 sq. metres (1268.9 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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