



22 Howes Road, Bradwell

Minors & Brady



22 Howes Road

Bradwell, Great Yarmouth

Spacious, stylish and spread across three floors, this impressive home offers flexible family living with a private principal suite all to itself. Boasting three well-proportioned bedrooms, including a superb top-floor main bedroom with en suite, the property is perfectly suited to modern lifestyles. The ground floor features a bright sitting room, practical cloakroom and a well-equipped kitchen/breakfast room with French doors opening onto the garden. Outside, a private driveway provides off-road parking, while the enclosed rear garden offers a wonderful space for relaxing, entertaining and family enjoyment. Combining generous accommodation with everyday practicality, this is a home designed to grow with you.

- Impressive three-storey family home offering spacious and versatile accommodation, perfectly designed to adapt to modern family living
- Stunning principal bedroom suite occupying the entire second floor, creating a private retreat complete with an ensuite shower room and useful built-in storage
- Generous sitting room filled with natural light, providing an inviting space for relaxing, entertaining guests or enjoying family time
- Well-equipped kitchen/breakfast room featuring ample storage, integrated cooking appliances and space for casual dining, with French doors opening directly onto the garden
- Three well-proportioned bedrooms, offering flexible accommodation for growing families, home working or visiting guests
- Ground floor cloakroom and first-floor family bathroom, ensuring practicality and convenience for everyday living
- Private brick-weave driveway providing off-road parking for two vehicles, complemented by gated side access to the rear garden





22 Howes Road

Bradwell, Great Yarmouth

The Location

Howes Road in Bradwell is a well-connected and welcoming area that combines everyday convenience with the charm of coastal living. Residents enjoy a range of local amenities, including supermarkets, independent shops, cafés, and takeaways, making daily errands easy and stress-free. Families are well catered for, with access to highly regarded primary and secondary schools, as well as nearby healthcare services such as GP surgeries and a pharmacy.

Bradwell itself is a friendly, community-focused part of Great Yarmouth, known for its peaceful streets, green spaces, and proximity to the River Waveney. There are plenty of opportunities to enjoy the outdoors, from riverside walks and playing fields to the local library and community hubs that host events and activities for all ages.

Transport links are excellent, with regular bus services into both Great Yarmouth and Lowestoft, while the A143 provides direct road access to Norwich, making commuting straightforward. For visitors, there are six dedicated on-road parking spaces nearby, making entertaining and hosting friends or family especially convenient. For leisure and relaxation, Gorleston's sandy beach and vibrant seafront are just a short drive away, perfect for sunny days, evening strolls, or family outings. With its mix of practical amenities, welcoming community spirit, and easy access to the coast, Howes Road in Bradwell offers a comfortable and appealing place to call home.



M&B



22 Howes Road

Bradwell, Great Yarmouth

Howes Road, Bradwell

Beautifully arranged across three floors, this well-presented three-bedroom home offers spacious and flexible accommodation, perfectly suited to modern family life. With a generous principal suite occupying the entire top floor, a bright kitchen/breakfast room, driveway parking and an attractive rear garden, the property delivers an excellent balance of practicality and comfort.

A welcoming entrance porch provides a useful introduction to the home, leading through to a spacious sitting room positioned at the front of the property. Filled with natural light from the large front-facing window, this comfortable reception space offers plenty of room for soft furnishings and creates the ideal setting for relaxing with family or entertaining guests. An understairs storage cupboard helps maximise practicality, while the adjoining inner hall provides access to the remainder of the ground floor accommodation.

To the rear, the kitchen/breakfast room serves as the heart of the home. Fitted with a range of storage units and integrated cooking appliances, the space is designed for everyday convenience while still offering room for casual dining. French doors open directly onto the garden, allowing natural light to pour in and providing an easy flow between indoor and outdoor living during the warmer months. Completing the ground floor is a convenient cloakroom, an essential addition for both residents and visitors alike.



M&B



22 Howes Road

Bradwell, Great Yarmouth

The first floor provides two well-proportioned bedrooms, each offering flexibility for growing families, visiting guests or those working from home. These rooms are served by a family bathroom fitted with a bath, shower and modern sanitaryware, creating a practical space for busy daily routines.

Occupying the entire second floor, the principal bedroom provides a particularly impressive retreat. Benefiting from generous proportions, useful storage and its own ensuite shower room, this private space is tucked away from the rest of the accommodation and offers an ideal environment to relax and unwind at the end of the day.

Outside, the property continues to impress. To the front, a brick-weave driveway provides off-road parking for two vehicles, while gated side access leads to the rear garden. Designed to be both attractive and functional, the garden features a paved patio area perfect for outdoor dining and entertaining, alongside a lawn bordered by established shrubs and planting. A timber shed provides valuable external storage, making the space equally practical as it is enjoyable.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance charge: £150 paid annually.



M&B

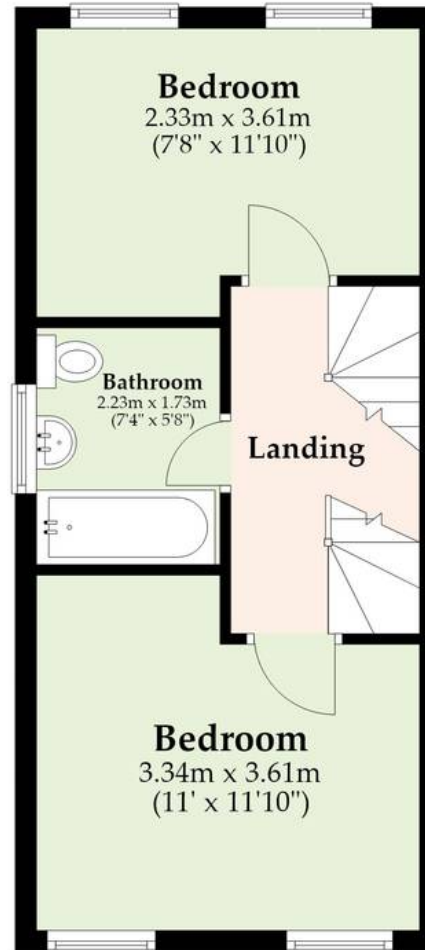
Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Second Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



Total area: approx. 85.2 sq. metres (917.6 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 *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady
Your home, our market



caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk