



46 Howard's Way, Bradwell

Minors & Brady



46 Howard's Way

Bradwell, Great Yarmouth

Enjoying a peaceful position within one of Bradwell's established residential settings, this well-presented end-of-terrace home offers comfortable, easy living with everyday conveniences close by. Designed to suit modern lifestyles, the property features bright and welcoming interiors, a spacious living room, a contemporary kitchen/diner opening onto the garden, two generously sized bedrooms, off-road parking and a private outdoor space to enjoy throughout the seasons. Whether you're taking your first step onto the property ladder, searching for a low-maintenance home or looking to expand your investment portfolio, this appealing residence delivers both practicality and lasting lifestyle appeal in a popular village location.

- End-of-terrace residence positioned down a quiet, residential road in the Norfolk village of Bradwell
- Family-friendly community with local shops, schools for all ages, healthcare facilities and transport links within easy reach
- Suitable choice for first-time buyers, professionals or investors, looking for a well-maintained home
- Spacious, light-filled living room that invites relaxation and entertaining
- Kitchen/diner fitted with modern cabinetry, an integrated oven, areas for your appliances and French doors
- Two lovely-sized bedrooms that offer comfort and privacy
- Bathroom comprising of a three-piece suite
- A private, maintained garden featuring a patio for outdoor seating and a laid to lawn
- Driveway providing off-road parking





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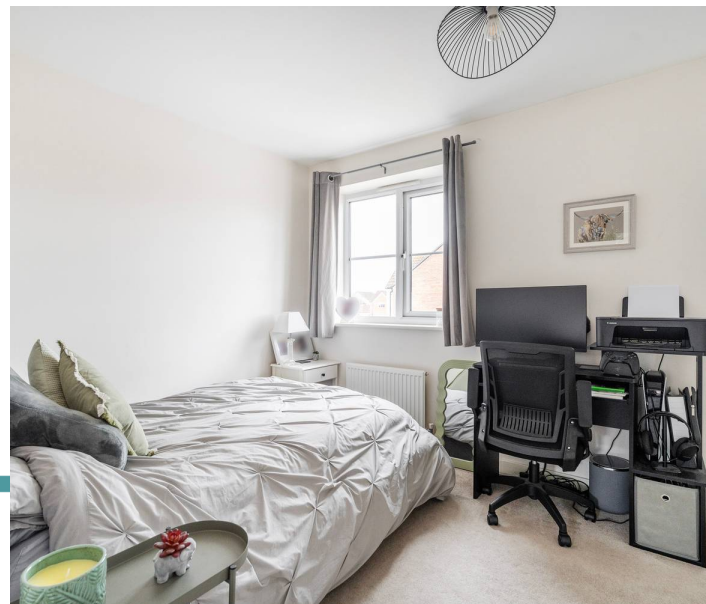
The Location

Howard's Way 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 beautiful beaches and attractions of Gorleston-on-Sea are within easy reach, offering a scenic promenade, sandy shoreline, and a variety of seaside amenities. The Norfolk Broads are also readily accessible, providing opportunities for boating, walking, and exploring the area'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.



M&B



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Positioned along a quiet residential road within the well-served Norfolk village of Bradwell, this attractive end-of-terrace home presents an excellent opportunity for first-time buyers, professionals, young families or investors seeking a property that is ready to enjoy from the outset.

Stepping inside, a bright and inviting entrance hall sets the tone for the accommodation, creating an immediate sense of warmth and providing access to a convenient ground floor WC. The generously proportioned sitting room is filled with natural light, offering a comfortable setting for both everyday living and relaxed entertaining. Whether enjoying a quiet evening at home or hosting family and friends, this versatile space adapts effortlessly to modern lifestyles.

To the rear of the property, the kitchen/diner forms the heart of the home. Fitted with contemporary cabinetry, ample work surfaces and an integrated oven, the space has been thoughtfully arranged to cater for day-to-day cooking and family mealtimes. Designated areas for appliances ensure practicality, while French doors open directly onto the garden, creating an easy connection between indoor and outdoor living during the warmer months.



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The first floor continues to impress with two well-proportioned bedrooms, each offering a comfortable and private environment. Both rooms provide flexibility for a range of requirements, whether utilised as bedrooms, a home office or guest accommodation. Serving the bedrooms is a neatly presented family bathroom, fitted with a three-piece suite and finished in a timeless style.

Outside, the property enjoys a private and well-maintained rear garden that extends the living space outdoors. A patio provides an excellent spot for al fresco dining, morning coffee or evening gatherings, while the lawn offers room for children to play, gardening enthusiasts to indulge their interests or simply to enjoy the fresh air. The garden is designed to be both attractive and manageable, making it suitable for a variety of buyers.

Completing the property is a driveway providing valuable off-road parking.

Agents Notes

We understand that this property will be sold leasehold, with approx. 999 years left on the lease.

Charges: Approx. £150.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Council Tax band: B

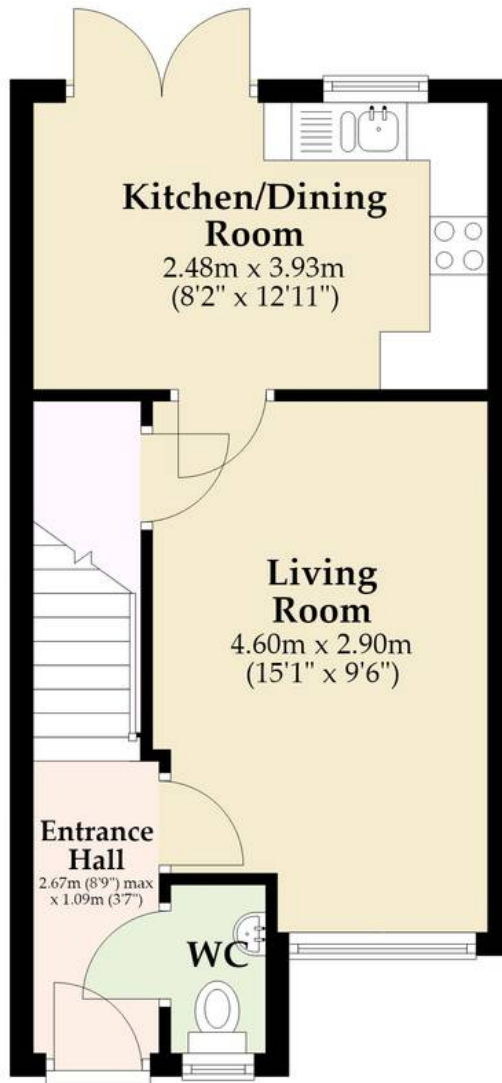
Tenure: Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

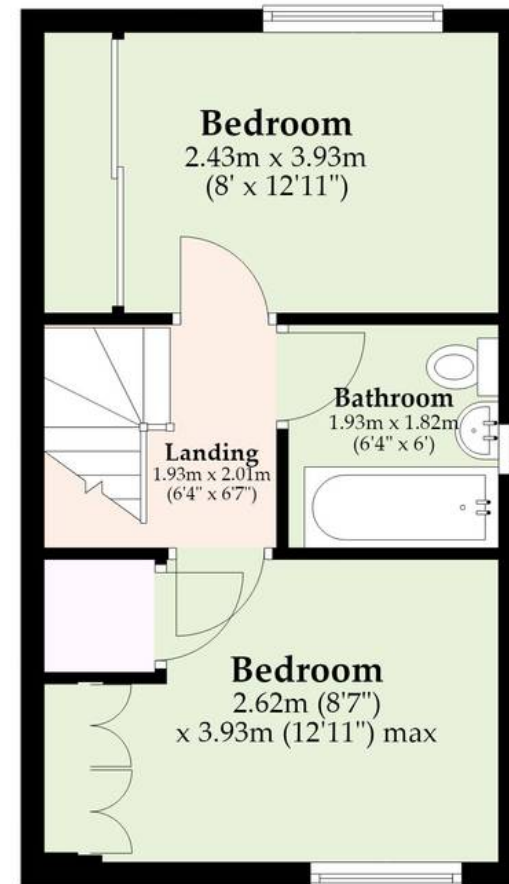
Ground Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 58.6 sq. metres (630.2 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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