



38 Laburnum Close, Bradwell

Minors & Brady



38 Laburnum Close

Bradwell, Great Yarmouth

Well-presented village living in a quiet cul-de-sac setting. This immaculately presented three-bedroom mid-terraced home offers approximately 897 sq. ft. of well-planned accommodation, ideally suited to modern living. A spacious sitting room and contemporary fitted kitchen create a practical and welcoming ground floor, while three bedrooms and a family bathroom are arranged across the first floor. Outside, the property benefits from low-maintenance gardens, a garage and an allocated parking space. Positioned within a sought-after village location close to local amenities, transport links and well-regarded school catchments, this is a home that combines comfort, convenience and everyday practicality.

- Immaculately presented three-bedroom mid-terraced home extending to approximately 897 sq. ft.
- Positioned within a quiet cul-de-sac in a highly sought-after Bradwell village location.
- Spacious and light-filled sitting room ideal for everyday living and entertaining.
- Modern fitted kitchen featuring high-gloss units, U-shaped worktops and integrated cooking appliances.
- Three well-proportioned bedrooms, offering flexibility for family life, guests or home working.
- Ground floor cloakroom and first-floor family bathroom.
- Low-maintenance front and rear gardens designed for easy upkeep.
- Garage and allocated parking space providing valuable off-road parking and storage.
- Gas central heating, double glazing and a recently installed boiler.
- Conveniently located for local amenities, schools, transport links, Gorleston beach and the Norfolk Broads.





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The Location

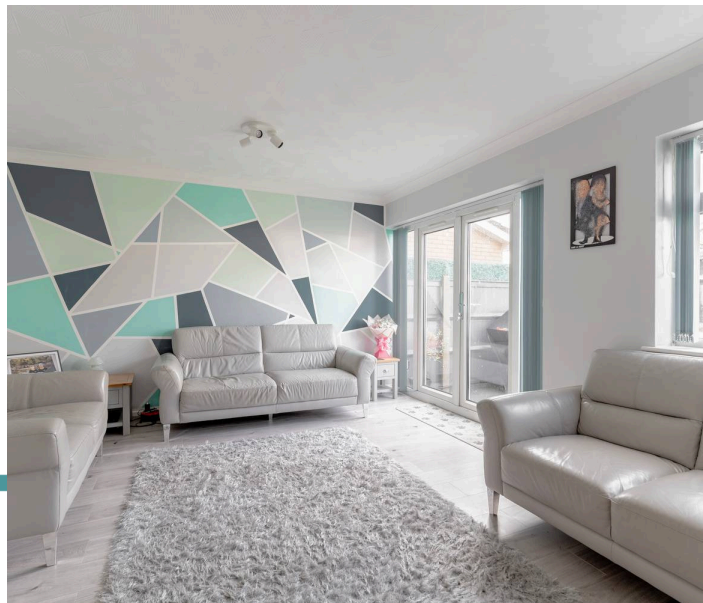
Bradwell is a well-established and highly regarded village situated between Great Yarmouth and Gorleston-on-Sea, offering an excellent blend of coastal living, everyday convenience and a strong sense of community. Popular with families, professionals and retirees, the village provides a wide range of local amenities, including shops, supermarkets, schools, healthcare facilities and leisure opportunities, while the nearby town centres of Gorleston and Great Yarmouth offer an extensive selection of shopping, dining and entertainment options.

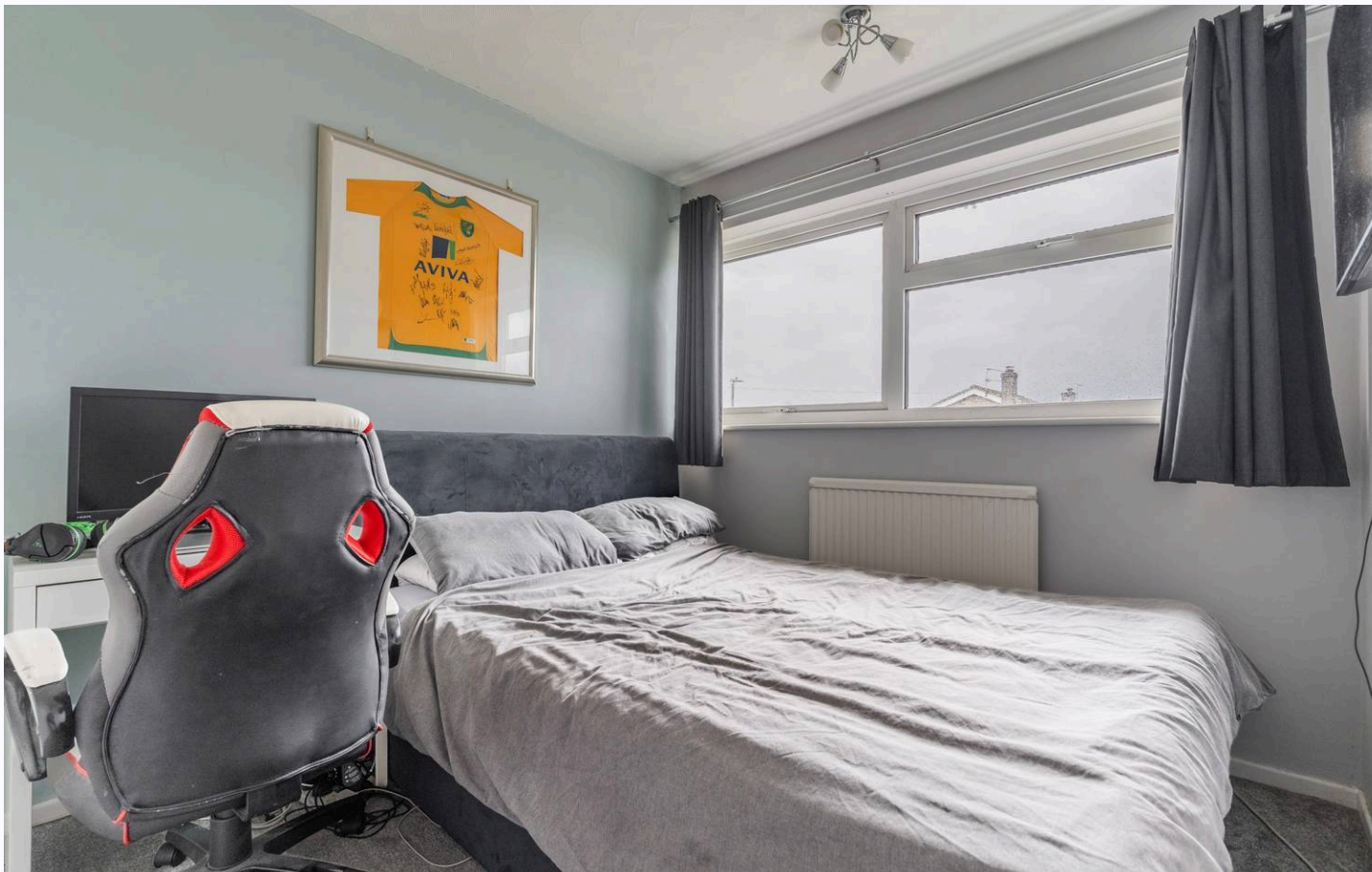
Residents enjoy easy access to a variety of outdoor attractions, with Gorleston's award-winning sandy beach, picturesque seafront and popular cliff-top walks just a short distance away. The Norfolk Broads National Park is also within easy reach, providing miles of scenic waterways, walking routes and opportunities for boating and wildlife watching.

Bradwell benefits from excellent transport connections, with convenient road links to Great Yarmouth, Norwich, Lowestoft and the wider Norfolk and Suffolk region. Regular public transport services operate nearby, while Norwich city centre can be reached within a comfortable commute, offering a wealth of retail, cultural and business amenities.

Cormorant Way enjoys a desirable position within this popular residential area, conveniently located for access to local amenities, schools and transport links, whilst also being within easy reach of Gorleston's beautiful coastline, the Norfolk Broads and surrounding countryside. Its setting makes it an ideal location from which to enjoy all that Bradwell and the wider Norfolk coast have to offer.

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Laburnum Close, Bradwell

Tucked away within a sought-after village setting, this immaculately presented mid-terraced home offers well-balanced accommodation extending to approximately 897 sq. ft. Combining modern interiors, practical living space and low-maintenance outdoor areas, the property is ideally suited to first-time buyers, young families or those seeking a move-in-ready home close to local amenities and transport links.

The ground floor is centred around a spacious sitting room, providing an excellent space for everyday living and entertaining. Filled with natural light and enjoying views over the rear garden, the room offers generous proportions and a welcoming atmosphere. The entrance hall provides access to a useful ground floor cloakroom and leads through to the contemporary kitchen.

The kitchen has been stylishly fitted with a range of cream high-gloss wall and base units arranged around a practical U-shaped worktop. Features include an eye-level Hotpoint oven, four-ring hob with extractor hood, tiled splashbacks, tiled flooring and recessed downlighting.

There is space for a washing machine, wine fridge and upright fridge freezer, creating a highly functional and attractive space for day-to-day use.



M&B

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To the first floor, the property offers three bedrooms, including a comfortable principal bedroom and two further rooms which could equally serve as children's bedrooms, guest accommodation or a home office. The fitted family bathroom completes the accommodation and is well-positioned off the landing.

Outside, the property benefits from low-maintenance gardens, allowing more time to enjoy the home rather than maintain it. A garage and allocated parking space provide valuable off-road parking and storage, while the quiet cul-de-sac position enhances the appeal of this attractive village home.

Agent's Note

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



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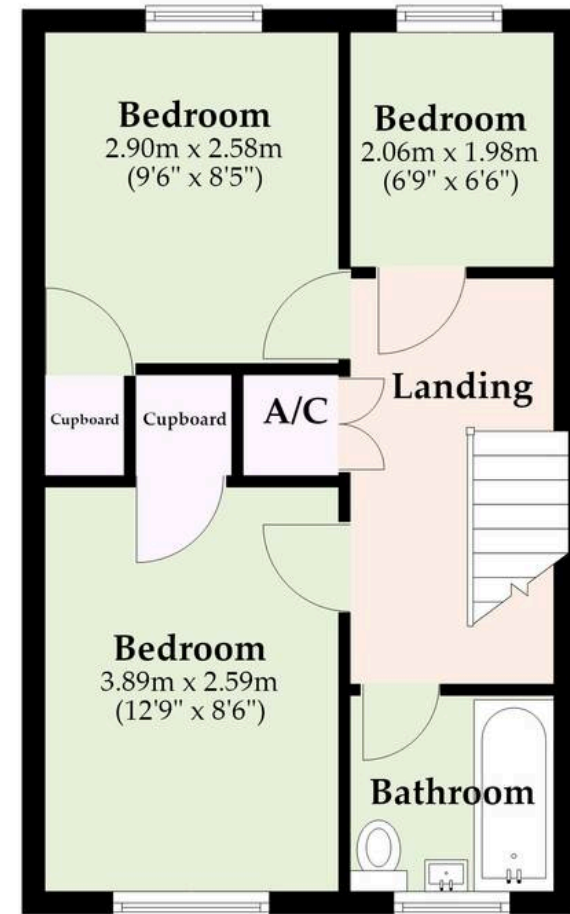
Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 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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