



7 Pintail Drive, Bradwell

Minors & Brady



7 Pintail Drive

Bradwell, Great Yarmouth

Set within a sought-after Bradwell cul-de-sac and offered chain free, this extended four-bedroom detached home presents an excellent opportunity for families seeking generous living space in a highly convenient location. Designed for modern family living, the property offers a spacious living/dining room with direct garden access, a well-appointed kitchen/breakfast room forming the heart of the home, and four comfortable bedrooms, including a principal bedroom with en-suite. Outside, a private enclosed garden provides the perfect setting for relaxation and entertaining, while a driveway and integral garage add everyday practicality. Positioned close to schools, shops and leisure facilities, this is a home that offers both space and convenience in equal measure.

The Location

Pintail Drive is situated within the established residential area of Bradwell, on the south-western edge of Great Yarmouth, offering a setting that appeals to a wide range of buyers, including families, professionals and those seeking convenient access to both the Norfolk coast and countryside. The area combines the practicality of everyday amenities with the benefit of open green spaces and nearby coastal attractions, creating an environment well suited to modern living.



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Residents benefit from a comprehensive selection of amenities close at hand. Tesco and a variety of convenience stores are within easy reach, while the nearby Gapton Hall Retail Park and shopping facilities in Gorleston and Great Yarmouth provide access to a wider range of national retailers. A choice of cafés, restaurants, public houses and takeaways can be found throughout Bradwell and neighbouring Gorleston, alongside healthcare services including GP surgeries, dental practices and pharmacies. Leisure facilities are equally well represented, with fitness centres, swimming pools, sports clubs and community facilities serving the local area.

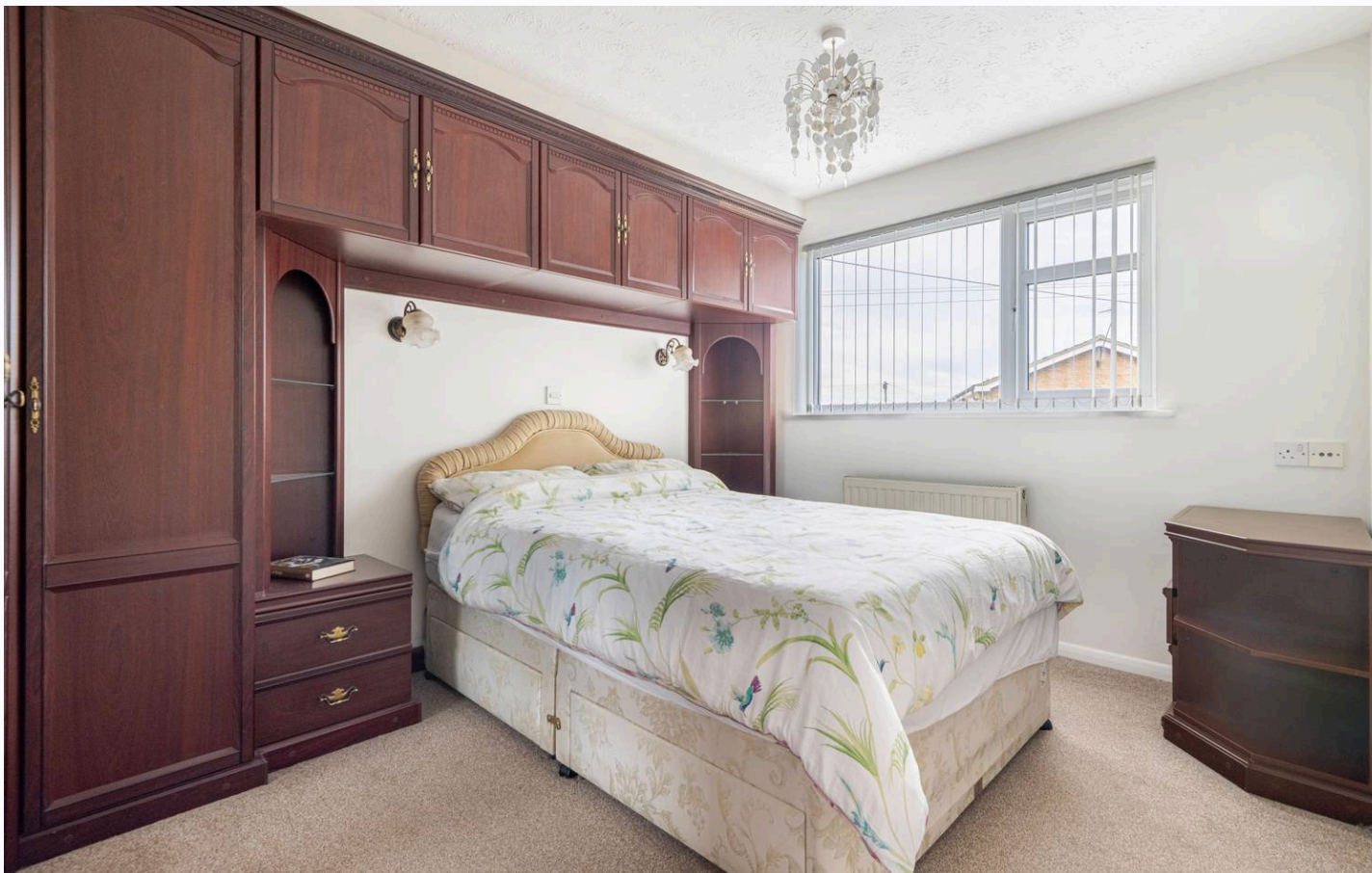
The area is particularly well placed for families, with a number of respected schools nearby. Homefield Primary School and Hillside Primary School are both within comfortable reach, while secondary education is available at Lynn Grove Academy and Ormiston Venture Academy.

Bradwell enjoys convenient access to the A47, providing links west towards Norwich and east towards Great Yarmouth. Great Yarmouth railway station offers services connecting to Norwich, from where onward rail connections are available across the region and beyond. Regular bus routes operate throughout the area, supporting access to neighbouring towns, employment centres and shopping destinations.

Beyond its everyday convenience, the location offers excellent opportunities for recreation. The sandy beaches of Gorleston-on-Sea are only a short drive away, while the Norfolk Broads, Burgh Castle and an extensive network of walking and cycling routes provide opportunities to enjoy the surrounding landscape.

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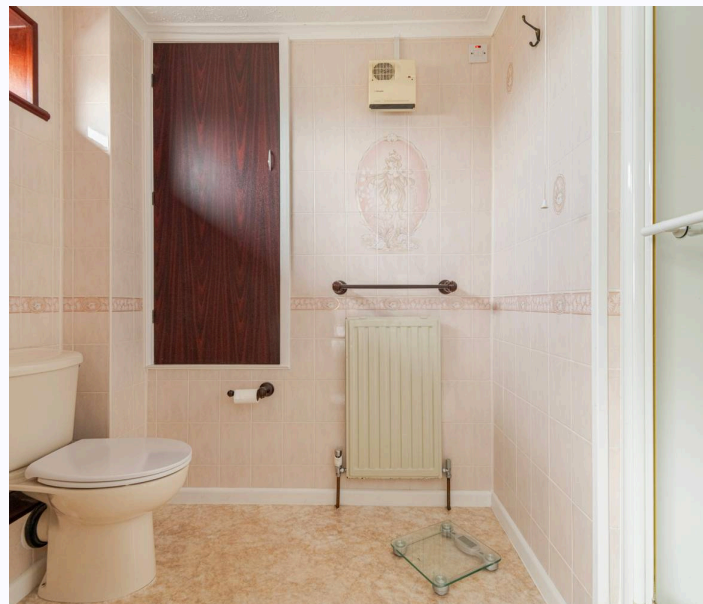
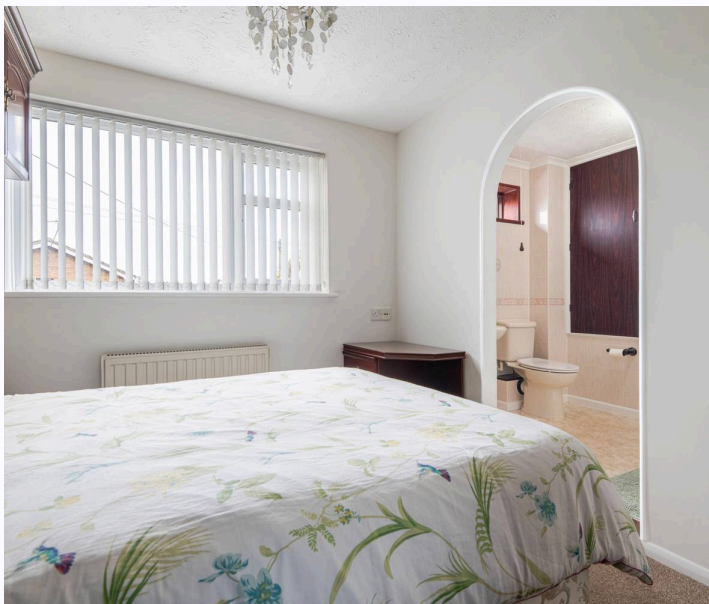
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The Property

The accommodation begins with a welcoming entrance hall which creates an immediate sense of space and provides access to the principal ground floor rooms. A useful cloakroom is positioned off the hall and is fitted with a WC and wash hand basin, serving the practical needs of both residents and visiting guests.

The main reception room is a substantial living/dining room which provides a flexible arrangement for everyday family life as well as entertaining. Flooded with natural light from windows to the front and side aspects, this impressive room offers clearly defined seating and dining areas while maintaining an excellent sense of openness. Patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months. An under-stairs storage cupboard further enhances practicality, while the generous proportions ensure ample room for a variety of furniture layouts.



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Leading from the reception area is the kitchen/breakfast room, forming the heart of the home. Thoughtfully designed with functionality in mind, the kitchen is fitted with a comprehensive range of contemporary gloss-fronted wall and base units providing excellent storage. Integrated appliances include a dishwasher, double electric oven and induction hob with extractor hood above. There is additional space and plumbing for further appliances, while ample work surfaces cater perfectly to busy family life. Overlooking the rear garden, the breakfast area provides an ideal spot for informal dining, morning coffee or supervising children while preparing meals. A rear access door offers direct entry to the garden, adding further convenience.

The first-floor landing provides access to all four bedrooms and the family bathroom. An airing cupboard and loft access contribute valuable storage options, ensuring the home remains practical for growing families.

The principal bedroom is positioned to the front of the property and benefits from fitted bedroom furniture, including wardrobes and matching storage units, creating an organised and comfortable environment. An archway leads through to the en-suite shower room, which is fitted with a shower cubicle, WC and wash hand basin, complemented by tiled walls and additional built-in storage.

Bedroom two is a well-proportioned double room overlooking the rear garden, while bedrooms three and four also enjoy rear-facing aspects and offer versatile accommodation. These rooms are perfectly suited for children, guests, home working or hobby space, depending on the requirements of the next owner.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Serving the remaining bedrooms is a spacious family bathroom. Well-appointed and fully tiled, the suite comprises a corner bath, separate shower cubicle, wash hand basin and WC, providing excellent facilities for family living and busy morning routines.

Outside, the property continues to impress. The rear garden is fully enclosed, offering a safe and private environment for children and pets. Predominantly laid to lawn, it is bordered by mature shrubs and enclosed by a combination of brick walling and fencing, creating an attractive outdoor setting with plenty of space for relaxation, gardening or al fresco dining. A timber garden shed provides useful external storage, while gated side access connects the rear garden to the front of the property.

To the front, the home benefits from a lawn garden with established planting and a mature tree, enhancing its kerb appeal. A driveway provides off-road parking and leads directly to the integral garage, which offers further parking, storage potential or workshop space. The garage also houses the gas-fired boiler and benefits from power and lighting.

Agents Note

This property will be sold freehold.

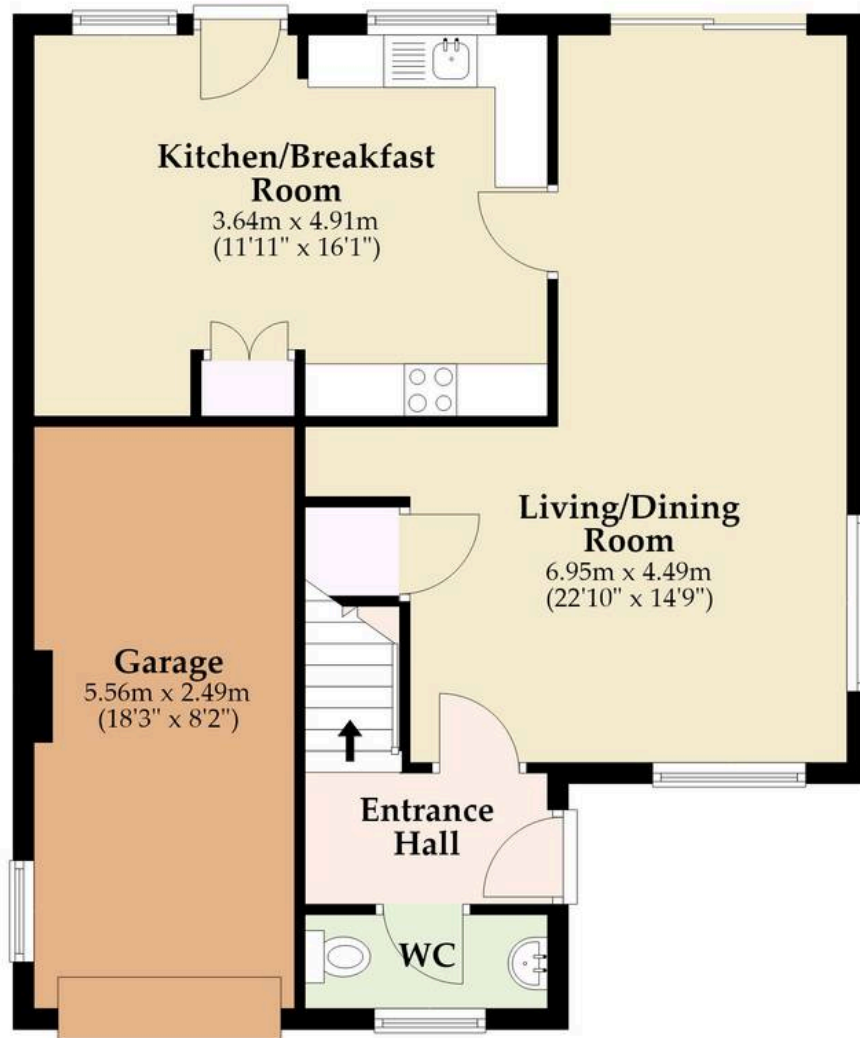
Gas central heating system.

Connected to mains water, electricity and drainage.

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Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 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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Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

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