

38 Homefield Avenue, Bradwell

Minors & Brady

38 Homefield Avenue

Bradwell, Great Yarmouth

Two double bedrooms and generous living space make this an appealing opportunity for both homeowners and investors alike. Situated on the first floor, this comfortable flat offers a practical layout with well-proportioned rooms and a natural separation between the living and kitchen spaces. The spacious lounge provides an inviting setting for everyday relaxation, while the well-fitted kitchen offers a dedicated space for cooking and meal preparation. Two double bedrooms provide flexibility for couples, small households, or those requiring additional space for guests or working from home. A family bathroom completes the accommodation, with the added convenience of shared parking to the rear. With its versatile layout and investment potential, this property is worthy of consideration.

- Comfortable first-floor flat, with its own entrance at ground-floor level
- Well-fitted kitchen providing a separate area for preparing meals
- Spacious living room offering room to arrange both comfortable seating and additional furniture
- Well-proportioned double bedroom with suitable room for sleeping arrangements and additional furnishings
- Second bedroom with potential to provide useful guest accommodation or a dedicated home working space
- Family bathroom including a bath, wash basin and WC, catering for everyday household requirements
- Shared rear parking provides a useful off-road parking facility for residents
- An appealing investment opportunity, with a two-bedroom layout offering potential for the buy-to-let market
- Well-established residential area, conveniently positioned near local amenities, schools and public transport links

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The Location

Bradwell is an established residential area on the outskirts of Gorleston, offering a practical setting for those seeking a quieter neighbourhood while remaining within easy reach of wider town amenities. Local convenience shopping, supermarkets, and everyday services are available within the village, while the nearby Mill Lane area provides further facilities, including a medical practice and community amenities. Larger shopping options can be found at Gapton Hall Retail Park and in Great Yarmouth, with Gorleston providing additional independent shops, cafés and restaurants.

The immediate area is also well placed for education, with Homefield Church of England Primary School close by, alongside other primary and secondary options in Bradwell and neighbouring Gorleston. Phoenix Leisure Centre provides swimming and fitness facilities, while Gorleston's sandy beach, promenade and riverside walks offer opportunities to enjoy the outdoors. Regular bus services connect Bradwell with Great Yarmouth and surrounding communities, with rail services available from Great Yarmouth to Norwich. Road connections via the A143 and A47 provide access towards Norwich and the Suffolk coast.

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The property is approached via its own entrance hall on the ground floor, with stairs rising to the first-floor landing, which provides access to all principal rooms. The accommodation has a spacious living room offering ample space for both comfortable seating and a dining area, creating a versatile environment for relaxing, entertaining or enjoying day-to-day life. The separate, well-fitted kitchen provides a practical setting for meal preparation.

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There are two double bedrooms, offering flexibility for a variety of living arrangements. The larger bedroom provides a particularly comfortable principal sleeping space, while the second double bedroom could equally serve as a guest room, home office or additional bedroom, depending on individual requirements. The family bathroom is fitted with a bath, wash basin and WC, completing the first-floor accommodation.

Externally, the property benefits from shared rear parking, providing a convenient off-road parking provision. Offering a well-balanced layout, two genuine double bedrooms and comfortable first-floor living, this property represents an attractive opportunity for first-time buyers, those looking to downsize or investors seeking a potential buy-to-let addition to their portfolio.

Agent's Note

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

The property has gas central heating.

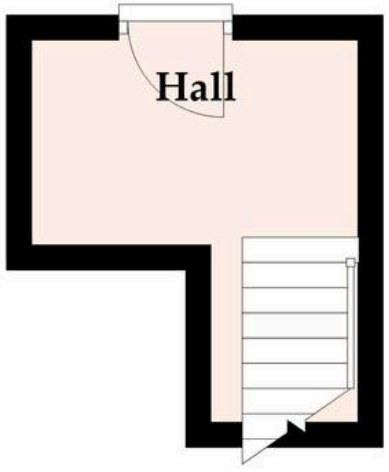
The property has access to a shared rear parking area.

Council Tax Band: A

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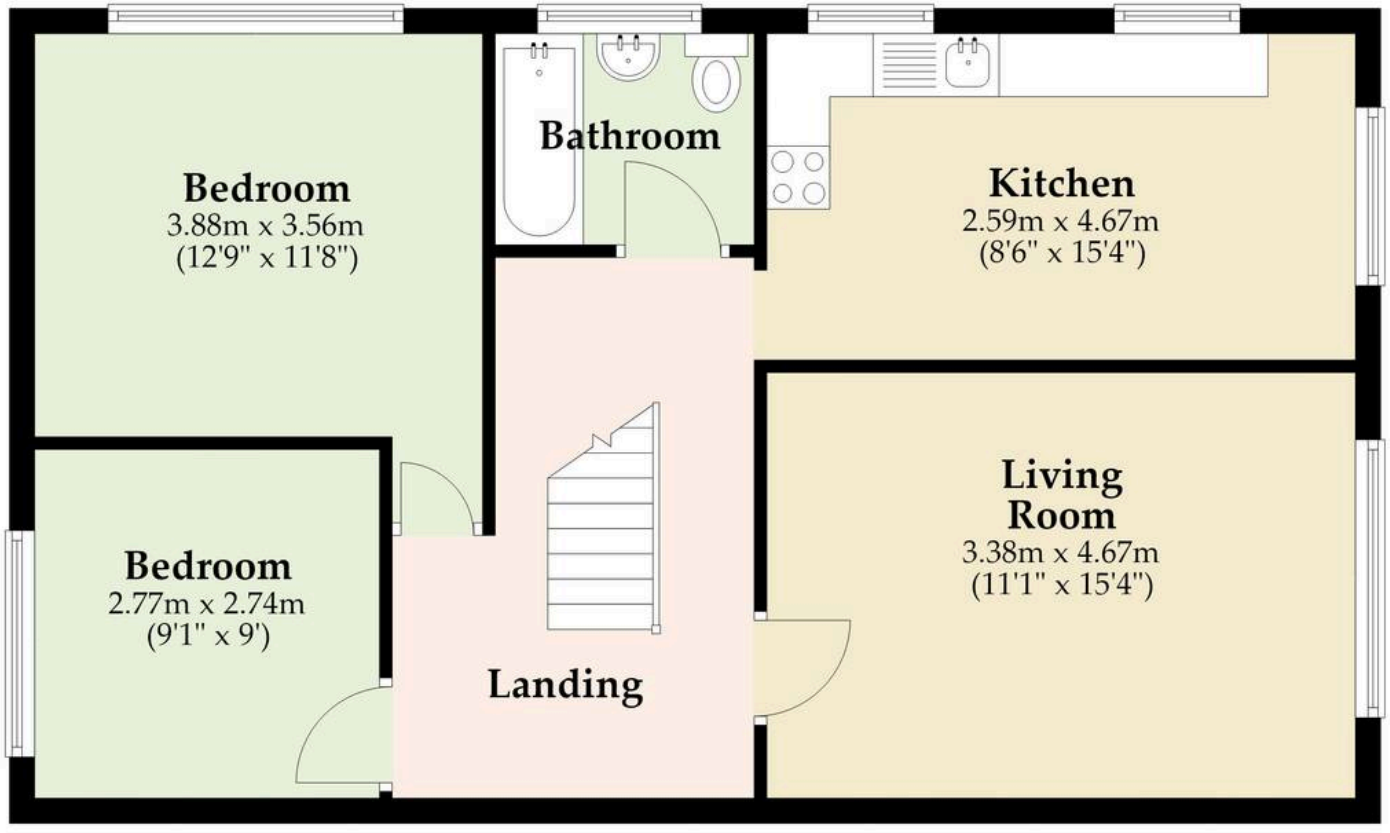
Ground Floor

Approx. 5.0 sq. metres (54.1 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



Total area: approx. 68.7 sq. metres (739.0 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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