

44 Wiltshire Drive, Bradwell

Minors & Brady

44 Wiltshire Drive

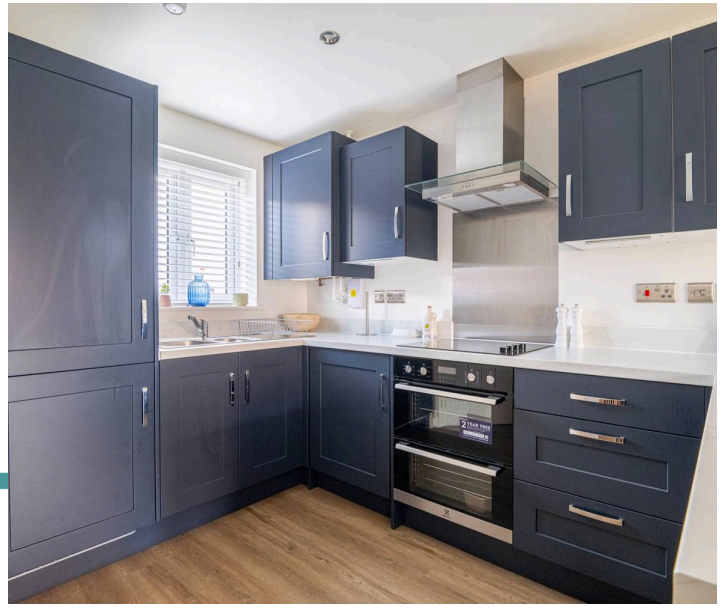
Bradwell, Great Yarmouth

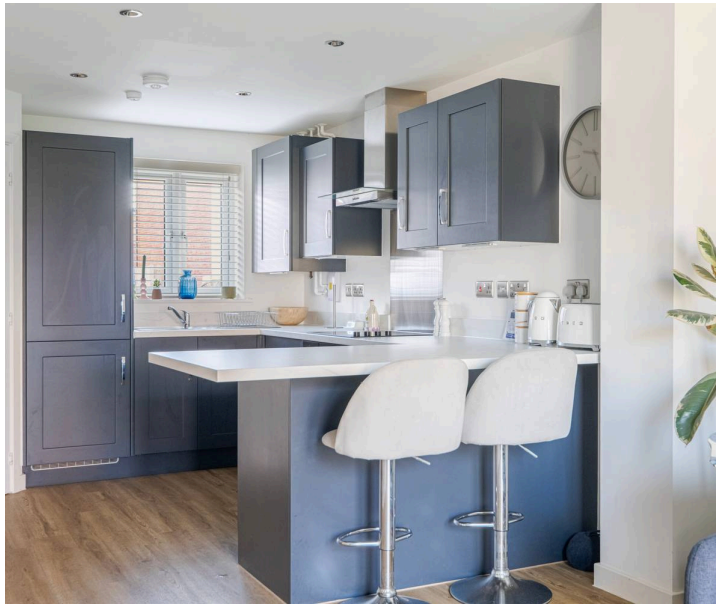
Stylish, modern and perfectly suited to first-time buyers, this beautifully presented two-bedroom home offers contemporary living in a convenient residential setting. Featuring an impressive 22ft open-plan living space, the property combines a spacious lounge, dining area and upgraded kitchen to create a fantastic sociable hub for everyday life. The recently enhanced kitchen boasts striking navy cabinetry, chrome fixtures and integrated appliances, providing both practicality and style. Upstairs, two generous double bedrooms are complemented by a modern family bathroom, while a useful ground-floor cloakroom adds further convenience. Outside, a private garden and driveway parking complete this attractive move-in-ready home.

- Beautifully presented modern home ideal for first-time buyers
- Impressive 22ft open-plan living and dining space, perfect for everyday living and entertaining
- Upgraded contemporary kitchen with stylish navy cabinetry and chrome fixtures
- Integrated appliances and generous worktop space enhancing practicality and convenience
- Two well-proportioned double bedrooms offering flexible accommodation
- Modern family bathroom serving the first-floor accommodation
- Private rear garden ideal for outdoor dining, entertaining and relaxation
- Quiet residential setting within easy reach of local amenities and transport links
- A low-maintenance, move-in-ready property offering excellent value and lifestyle appeal
- Gas central heating and modern construction standards for efficient living

M&B








2 YEAR FREE

44 Wiltshire Drive

Bradwell, Great Yarmouth

The Location

Wiltshire Drive sits within a quiet residential pocket of Bradwell, a large, well-served village just outside Great Yarmouth. The setting is suburban and settled, with a mix of modern housing, local green spaces and easy footpath links into the wider community. Bradwell's amenities cover day-to-day living comfortably: small convenience shops, takeaways, a pharmacy, medical centre, cafés and pubs are all close at hand. For larger food shops, the nearest options are Morrisons on Blackbird Close, Sainsbury's Local on Woodfarm Lane, and Tesco Express on Beccles Road.

Families have several schools within easy reach, including Woodlands Primary Academy, Homefield VC Primary, and Hillside Primary. Secondary options in the wider area include Lynn Grove Academy in Gorleston.

One of the biggest lifestyle advantages is the proximity to the coast. Gorleston Beach is around ten minutes away, offering a long sandy shoreline, a clean promenade and plenty of space for walking, running or simply spending time outdoors. Great Yarmouth's seafront, attractions and wider coastline are also close enough for regular visits.

Transport links are straightforward: regular bus routes run through Bradwell towards Gorleston and Great Yarmouth, and the A47 is easily reached for travel to Norwich or Lowestoft. Great Yarmouth station is the nearest rail connection, offering services towards Norwich and onward routes.

M&B

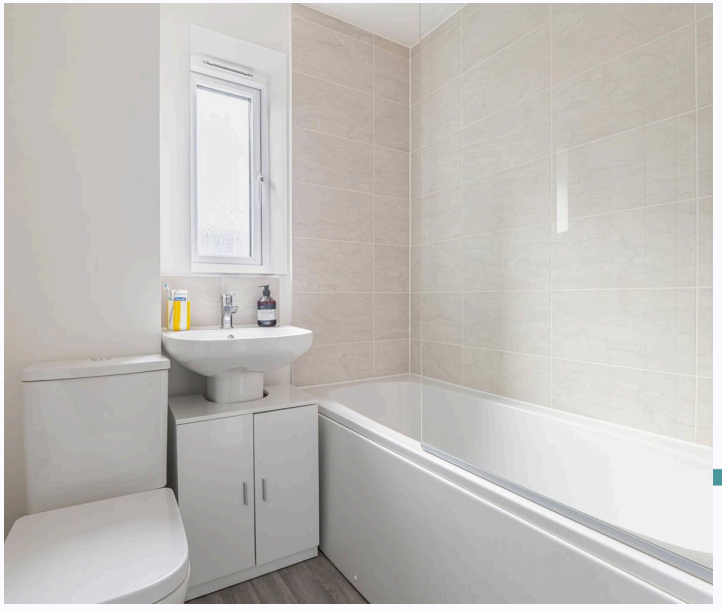












44 Wiltshire Drive

Bradwell, Great Yarmouth

Wiltshire Drive, Bradwell

Perfect for first-time buyers, this modern two-bedroom home offers stylish and practical living, combining contemporary accommodation with a private garden, driveway parking and a highly convenient residential setting. Well presented throughout, the property benefits from an upgraded modern kitchen, two double bedrooms and both ground and first-floor WC facilities, making it an excellent choice for those seeking a low-maintenance and move-in-ready home.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms and staircase to the first floor. At the heart of the home is a spacious open-plan living area extending to approximately 22ft in length, creating a bright and versatile space for day-to-day living, dining and entertaining. Particular attention should be given to the stylish kitchen area, which has been fitted with a rich navy range of wall and base units complemented by chrome fixtures and fittings, creating a contemporary yet timeless finish.

A selection of integrated appliances further enhances the practicality of the space, while generous worktop areas provide excellent preparation space for everyday cooking. The kitchen flows seamlessly into the main living area, creating a sociable environment ideal for both relaxing and entertaining. French doors open directly onto the rear garden, flooding the room with natural light and enhancing the sense of space throughout. A useful ground-floor cloakroom completes the accommodation on this level.

M&B







44 Wiltshire Drive

Bradwell, Great Yarmouth

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation with space for a variety of bedroom furnishings. The bedrooms are served by a modern family bathroom fitted with a bath, wash hand basin and WC, with the landing providing access to all first-floor rooms.

Outside, the property enjoys a private rear garden, offering an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. The garden provides a manageable yet practical outdoor space, suitable for a range of lifestyles and requirements. Driveway parking further enhances the property's practicality and convenience.

Agent's Note

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

M&B

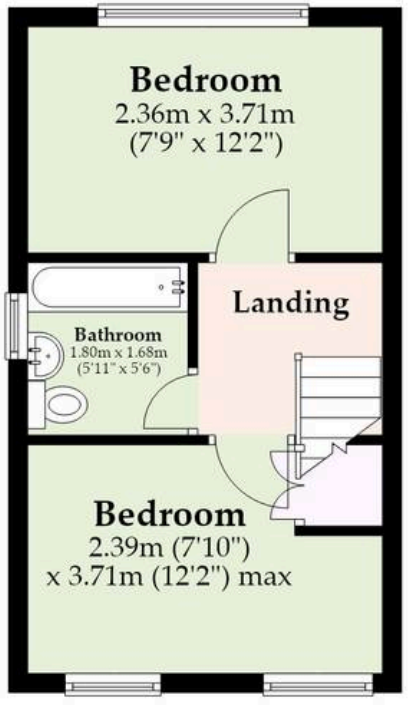
Ground Floor

Approx. 25.1 sq. metres (269.6 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 50.1 sq. metres (539.3 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

Norfolk Mortgages.

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