

5 Lumsden Close, Bradwell

Minors & Brady

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Bradwell, Great Yarmouth

Capture the imagination from the moment you arrive at this extended three-bedroom semi-detached home, perfectly positioned down a quiet cul-de-sac, in a sought-after area of Bradwell. Offering bright and airy accommodation throughout, this modern turn-key property has been thoughtfully arranged to suit contemporary family life. Highlights include a spacious living/dining room, a light-filled conservatory overlooking the garden, a principal bedroom with an en-suite, ground floor WC, enclosed rear garden, garage and off-road parking. Combining practicality with comfortable living spaces, this attractive home is ready to be enjoyed from day one and presents an excellent opportunity for families or first-time buyers.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

The Location

Lumsden Close enjoys a convenient position within the established coastal village of Bradwell, one of the most popular residential areas on the eastern fringes of Great Yarmouth. The location appeals to a broad range of buyers, from families seeking access to schools and everyday amenities, to professionals requiring good transport links across Norfolk and Suffolk.

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Daily essentials are easily catered for, with a selection of supermarkets, convenience stores and independent retailers located throughout Bradwell and neighbouring Gorleston. The nearby Gapton Hall Retail Park provides access to a range of national retailers, while Gorleston High Street offers cafés, restaurants, public houses and local services. Healthcare facilities are well represented, with GP surgeries, dental practices and the James Paget University Hospital situated within easy reach. Residents also benefit from a choice of gyms, sports clubs and leisure facilities, including Gorleston Pavilion Leisure Centre and various community recreation grounds serving the area.

Bradwell is home to several well-regarded primary schools, while secondary education is available nearby at Ormiston Venture Academy and Lynn Grove Academy. Further education opportunities can be found at East Coast College, with additional sixth-form and higher education options accessible across the wider Great Yarmouth and Lowestoft areas.

The A143 provides direct access towards Beccles, Bungay and the wider Suffolk region, while the A47 links Great Yarmouth with Norwich, where further rail connections and Norwich International Airport can be found. Regular bus services operate throughout Bradwell and Gorleston, and rail services from Great Yarmouth station provide links to Norwich and beyond.

A particular attraction of the area is its proximity to a variety of outdoor and coastal destinations. Gorleston-on-Sea's expansive sandy beach and promenade are only a short distance away, offering pleasant walks and recreational opportunities throughout the year. The Norfolk Broads, renowned for their waterways, nature reserves and walking routes, are easily accessible, while nearby villages, marinas and riverside locations provide further opportunities for boating, cycling and exploring the surrounding countryside.

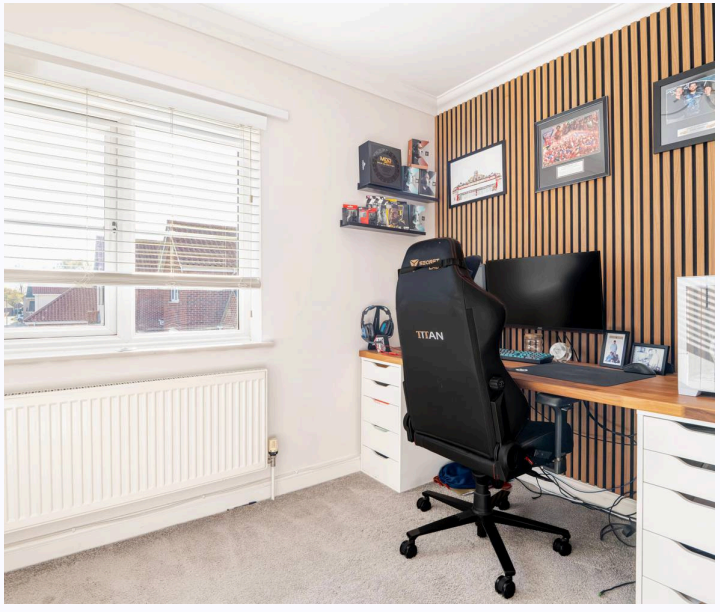
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Upon entering the property, you are welcomed by a spacious entrance hall that immediately sets the tone for the accommodation beyond. Providing access to the principal ground-floor rooms and stairs rising to the first-floor, the hallway offers a practical and inviting introduction to the home. Conveniently positioned within the entrance hall is a ground floor WC, ideal for visiting guests and everyday family use.

The main reception space is located to the rear of the property, where a generously proportioned living/dining room forms the heart of the home. This versatile area provides ample space for both comfortable seating and formal dining furniture, creating an ideal setting for relaxing with family or entertaining friends. Flooded with natural light from the rear-facing French doors, the room enjoys a pleasant outlook over the garden while offering seamless access into the conservatory.

The conservatory serves as an excellent extension to the living accommodation, providing a bright additional reception room that can be adapted to suit a variety of lifestyles. Whether utilised as a second sitting room, garden room, home office or playroom, this attractive space enjoys views across the rear garden and benefits from French doors leading directly outside.

Positioned to the front of the property, the kitchen has been thoughtfully designed to maximise both storage and functionality. Fitted with a range of units and generous worktop space, it provides an excellent working environment for day-to-day cooking and meal preparation. The layout has been carefully considered to offer practicality without compromising on style, making it well suited to busy family life.

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The first-floor continues to impress with well-proportioned accommodation and a layout that works effortlessly for a variety of buyers. The landing provides access to all bedrooms and the family bathroom, creating a well-organised and practical arrangement.

The principal bedroom is a comfortable double room and benefits from the added luxury of its own en-suite shower room. Bright and welcoming, this space offers an excellent level of privacy and convenience, creating a superb main bedroom suite for homeowners.

The remaining two bedrooms comprise a further generous double room and a well-sized single bedroom. Both are versatile spaces that can easily accommodate a growing family, visiting guests, or those requiring a dedicated home office. Each room enjoys an abundance of natural light, contributing to the bright and airy feel found throughout the property.

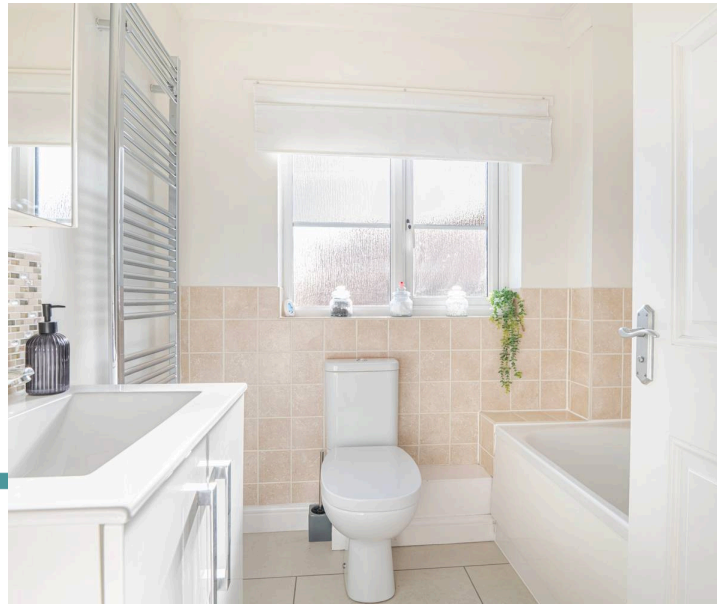
Serving the additional bedrooms is the family bathroom, fitted to provide everything required for modern day living. Practical and well-maintained, it offers a comfortable space for the household and complements the accommodation perfectly.

Outside, the enclosed rear garden provides a secure and private environment for both relaxation and outdoor entertaining. Offering plenty of potential for al fresco dining, summer gatherings or simply enjoying the outdoors, the garden provides an attractive extension of the living space and is suitable for families, pets and keen gardeners.

To the front and side of the property, off-road parking ensures convenient day-to-day practicality, while the garage offers valuable additional storage and secure parking options.

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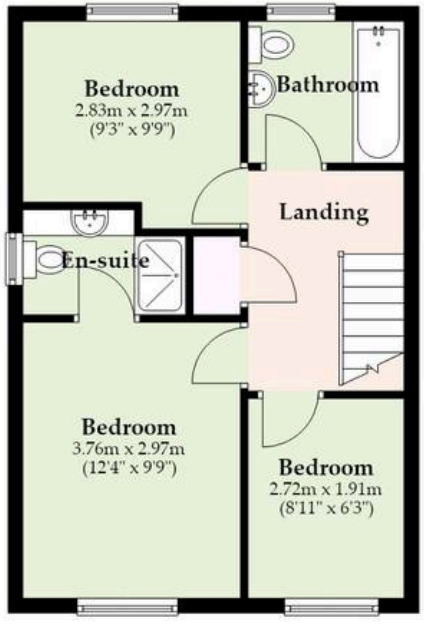
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)
(excluding Entrance Hall, WC)



First Floor

Approx. 25.2 sq. metres (271.6 sq. feet)
(excluding En-suite, Bathroom, Landing)



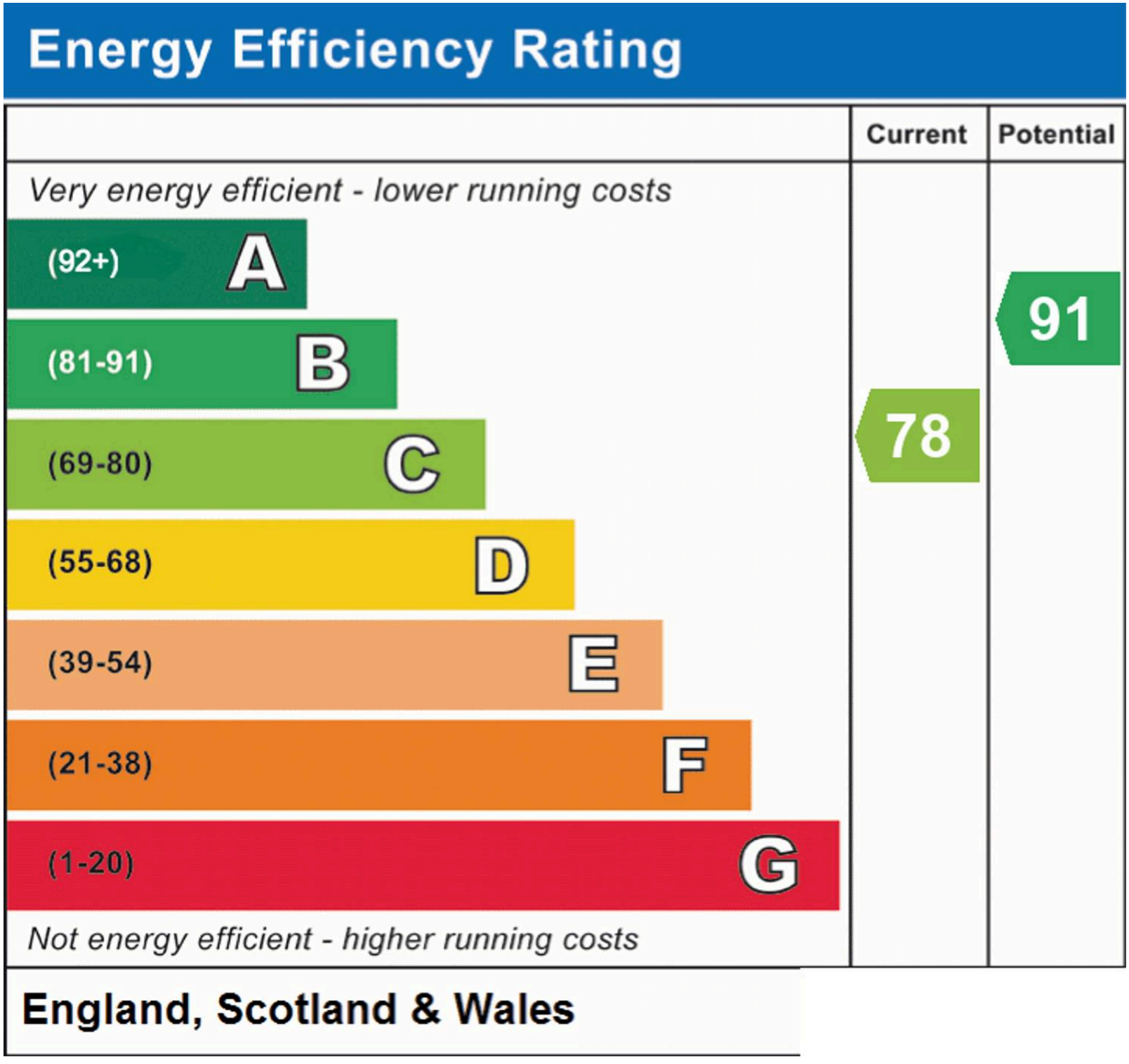
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Total area: approx. 65.8 sq. metres (708.5 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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
91
England, Scotland & Wales

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Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

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Your home, our market

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