



17 Falkland Way, Bradwell

£280,000 Freehold

Guide Price: £280,000-£290,000. A beautifully presented link-detached home in the heart of Bradwell, offering a perfect balance of space, style and practicality. Thoughtfully designed for modern family living, it features an inviting open-plan sitting and dining area with an electric Dimplex flame effect stove and French doors, a well-equipped kitchen with quality fittings, and three comfortable bedrooms. The private garden is ideal for relaxing or entertaining, with a raised decked terrace, summerhouse and low-maintenance landscaping. With driveway parking, a garage, EV charger, full-fibre broadband and a recently fitted boiler, this is a home that combines comfort, efficiency and contemporary appeal.

Council Tax band: C

Tenure: Freehold

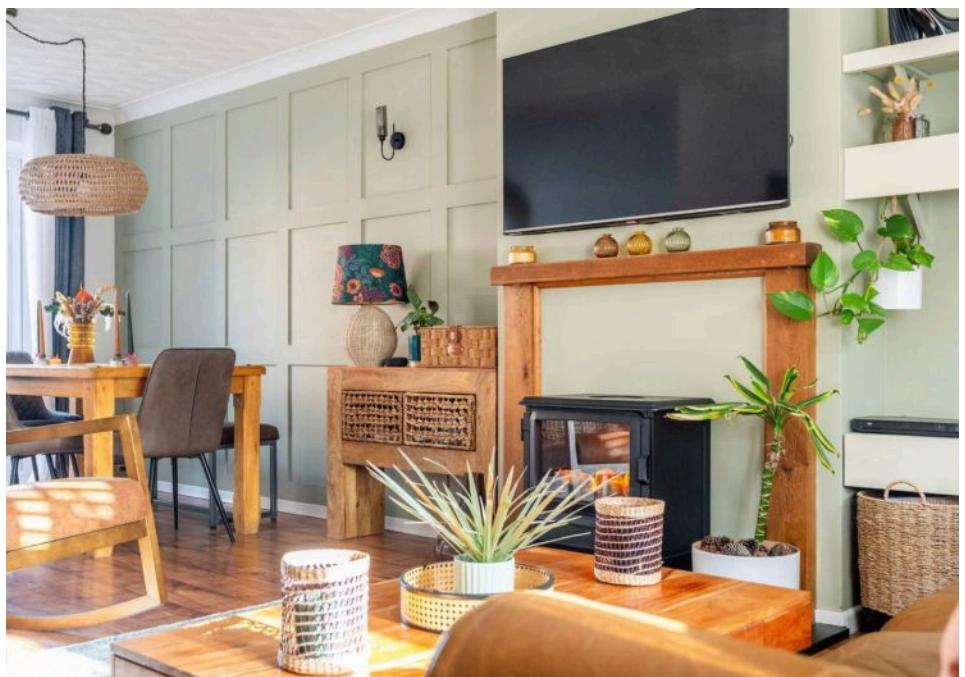
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Location

Falkland Way is a quiet residential street in the popular village of Bradwell, on the outskirts of Great Yarmouth. Day-to-day essentials are well covered locally. Beccles Road, a few minutes' walk away, has a Tesco Express, takeaway options, a pharmacy, and a post office. The larger shopping areas of Gorleston and Great Yarmouth are only a short drive, offering supermarkets, cafés, and high-street retailers. Residents



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The area is well served for education, with several well-regarded schools nearby. Woodlands Primary Academy and Homefield Primary are both within the village, while Ormiston Venture Academy and Cliff Park Ormiston Academy are the main secondary options in nearby Gorleston. Early years provision and after-school clubs are available locally, making it a convenient area for families.

Bradwell is well positioned for travel around the borough. Regular bus services run along Beccles Road and Church Lane towards Great Yarmouth, Gorleston, and Lowestoft. The A143 provides direct road access to Norwich and other Norfolk towns, while Great Yarmouth railway station is about fifteen minutes away by car for trains to Norwich and beyond.

Falkland Way

Upon entering, a welcoming hall introduces the home's calm and airy atmosphere. The open-plan sitting and dining room forms the social heart of the property, featuring an electric Dimplex flame effect stove, stylish panelling and French doors that open onto the garden, perfect for both relaxed family moments and entertaining guests.

The well-considered kitchen combines form and function, fitted with quality cabinetry, a range-style cooker and a breakfast bar ideal for informal dining. There is ample space for a fridge/freezer, along with a dedicated laundry cupboard for everyday convenience.



Ground Floor
778 sq.ft. (72.3 sq.m.) approx.

1st Floor
410 sq.ft. (38.1 sq.m.) approx.



Sqft Includes Garage And Summer House

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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.
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