



10 Howes Close  
Bradwell | Norfolk | NR31 9XL

# MODERN LIVING PERFECTED



This beautifully presented modern home offers the perfect blend of comfort, convenience, and contemporary living. Set in a desirable Bradwell location overlooking open green space, this property is ideally suited to first-time buyers, young families, or investors looking for a low-maintenance, ready-to-move-into home.

Built just five years ago and maintained in excellent condition, it offers a sense of ease and modern simplicity, the kind of home where you can unpack, settle in, and start enjoying life straight away.







# KEY FEATURES

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- A Beautifully Presented Modern Home in the Popular Village of Bradwell
- Three Bedrooms and a Family Bathroom
- The Master Bedroom benefits from an En-Suite Shower Room
- Contemporary Kitchen/Diner with Separate Utility Room and Ground Floor WC
- Spacious Living Room filled with Natural Light
- Low-Maintenance West-Facing Rear Garden with Patio
- The Property Overlooks Open Green Space to the Front
- Single Garage with Driveway for Two/Three Vehicles
- Hive-Controlled Heating and External Security Cameras
- The Accommodation extends to 1,107sq.ft
- Energy Rating: B

From the moment you step inside, the home feels warm, fresh, and welcoming. Thoughtfully designed with today's lifestyle in mind, it combines bright living spaces, stylish finishes, and a layout that flows effortlessly from room to room. With Hive-controlled heating, secure external cameras, and modern fixtures throughout, the home delivers both comfort and peace of mind.

## Space To Relax, Room To Grow

The spacious living room offers a comfortable central hub — a place to unwind after work, enjoy a film night, or spend relaxed weekends with family. Large windows bring in plenty of natural light, creating a bright, uplifting atmosphere. The modern kitchen/diner is perfectly designed for everyday living, with plenty of workspace, sleek cabinetry, and room for a family table. Conveniently adjoining the kitchen is a practical utility room, adding valuable storage and organisation. Upstairs, three well-proportioned bedrooms provide flexibility for a growing family, guests, or a dedicated home office. The master bedroom benefits from an en suite, while the additional bedrooms are served by a modern family bathroom. High-quality finishes — including luxury LVT flooring — create a refined contemporary feel.





# KEY FEATURES

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## Garden Designed For Enjoyment

The west-facing rear garden offers a private and easy-to-maintain outdoor space, ideal for al fresco dining, relaxed evenings, or a safe area for children to play. A paved patio offers the perfect setting for outdoor seating or entertaining. To the front, the driveway provides parking for two to three vehicles, along with a separate garage, which has electricity connected — combining practicality with modern appeal.

## Convenience, Community & Everyday Ease

Bradwell is a well-connected and popular area, offering a superb blend of local amenities, green spaces, and practical convenience. With a Sainsbury's, hairdresser, playgrounds, and everyday essentials close by, the location suits families, professionals, commuters, and investors. The James Paget Hospital is just five minutes away, and Great Yarmouth's train station is around fifteen minutes by car. Nearby parks, coastal attractions, and strong travel links all add to the appeal of a thriving, community-focused area.

For those seeking a modern, move-in-ready home in a peaceful, convenient location, 10 Howes Road represents an exceptional opportunity.

## Agents Note

There is a management charge of approximately £150 per annum for site upkeep.







BETTER LATE THAN UGLY

























# INFORMATION

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## On The Doorstep

Bradwell is a thriving and well-served community on the edge of Great Yarmouth, offering a superb blend of convenience, amenities, and green open spaces. Local shops — including a Sainsbury's, a hairdresser, and essential day-to-day services — are all within easy reach, making daily life wonderfully simple. Families benefit from nearby parks, playgrounds, and access to highly regarded schools, while the beaches of Gorleston and Great Yarmouth provide excellent leisure opportunities. With quick access to the A143 and A47, reliable bus routes, and close proximity to the James Paget Hospital, the area appeals to a wide range of buyers.

## Directions - Please Scan QR Code Below

From Beccles, follow the A143 towards Gorleston and Great Yarmouth. Follow the A143 for approx. 10 miles. At the roundabout take the 3rd exit onto Beaufort Way. Take the 1st exit at the next roundabout and then turn right onto Colby Drive. Then take the 1st left onto Howes Road, the property is a few moments down the road on the right.

## What Three Words Location

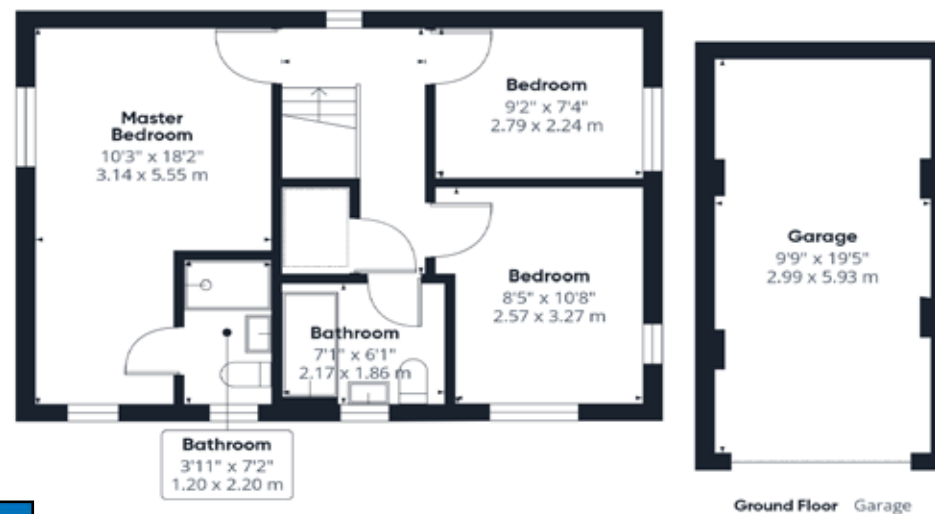
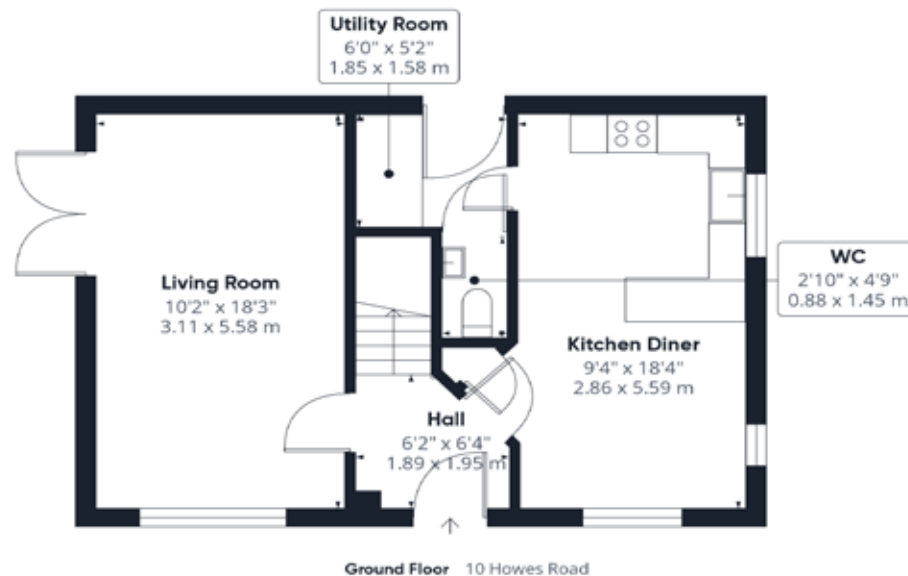
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [regress.ordinary.harmony](#)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
FTTP Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Great Yarmouth Borough Council - Council Tax Band C  
Freehold





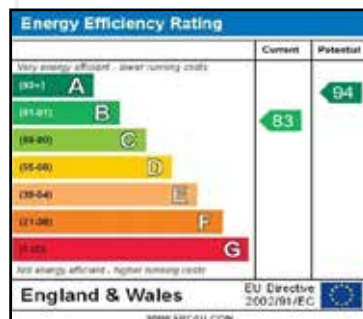


**Approximate total area<sup>m</sup>**  
 1107 ft<sup>2</sup>  
 102.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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