



75 Yew Tree Close, Bradwell

Great Yarmouth



Minors & Brady



# 75 Yew Tree Close

Bradwell, Great Yarmouth

Situated within a quiet cul-de-sac in a well-regarded part of Bradwell, this two-bedroom semi-detached bungalow presents a clear opportunity for a buyer looking to personalise and shape a space to suit their own style. The layout offers well-proportioned accommodation, including a light-filled front lounge with a gas fireplace, a spacious kitchen ready to be reworked, and two comfortable double bedrooms. Outside, the enclosed rear garden provides a private setting with lawn, established planting and paved areas, while off-road parking leads to a detached garage with power connected. Double glazing is fitted throughout, and the location offers convenient access to a wide range of local amenities, including shops, supermarkets, schools and healthcare services, making this an appealing option for both homeowners and those seeking a manageable project.

## Location

Yew Tree Close is situated within a quiet residential part of Bradwell, offering convenient access to a wide range of local amenities, including shops, supermarkets, schools, and healthcare services. The nearby town of Great Yarmouth is easily reached, providing further retail, dining, and leisure options along with a mainline railway station offering links to Norwich. The area benefits from good road connections via the A143 and A47, making it well placed for commuting, while the Norfolk Broads and coastline are both close enough for boating, walking, and outdoor recreation. Local bus services operate nearby, offering practical links to surrounding areas and the town centre. The village also provides a range of green spaces and community facilities that support everyday living.









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Bradwell, Great Yarmouth

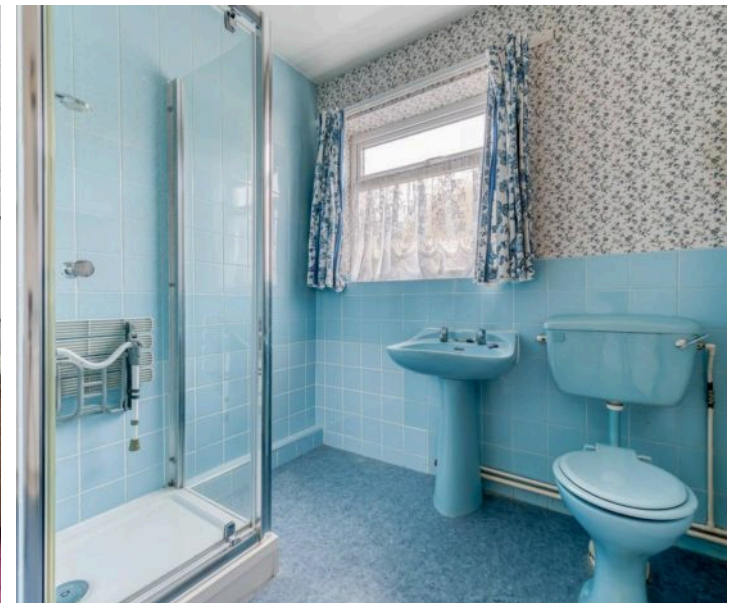
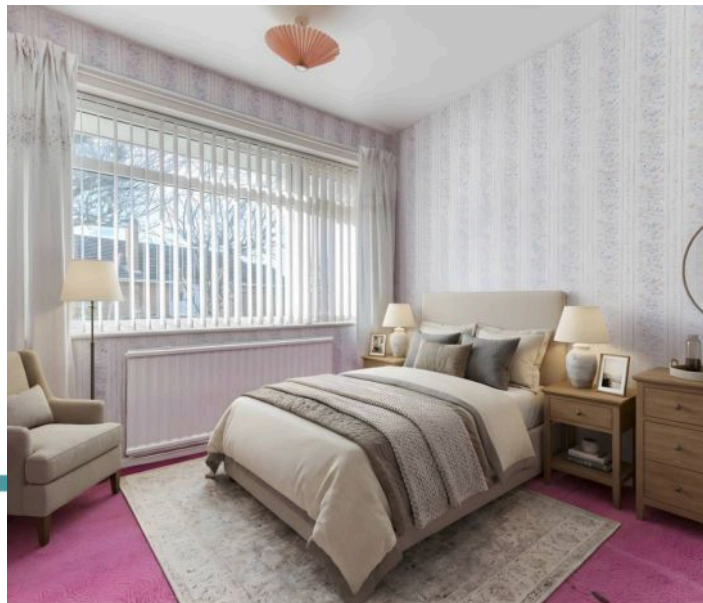
## Yew Tree, Bradwell

Stepping inside, the front door opens into a central entrance hall that forms the hub of the home and provides access through to the main living spaces. Carpet flooring runs underfoot, and a built-in storage cupboard houses the electric fuse box, with a loft hatch positioned overhead. A radiator is fitted, and the layout offers a clear and practical flow through the property.

Set to the front, the lounge offers a comfortable reception space with carpet flooring and a large front-facing window that allows natural light to fill the room. A radiator sits beneath the window, and a gas fireplace set within a tiled surround provides a natural focal point within the space.

Located to the rear and side, the kitchen offers generous proportions and a layout ready to be personalised, providing an ideal opportunity to put your own stamp on the space. Carpet flooring continues through the room, which benefits from windows to the rear and side, along with a door providing direct access outside. Fitted units are arranged at both base and wall level with laminate work surfaces incorporating a stainless steel sink and drainer. A pantry cupboard and a separate cupboard housing the immersion tank sit alongside the boiler unit, with plumbing and connections already in place for appliances. The overall arrangement offers clear scope for reconfiguration if desired.

Both bedrooms offer comfortable double proportions and are finished with carpet flooring. One enjoys views over the rear garden while the other is positioned to the front, each fitted with radiators and benefiting from well-balanced natural light.



M&B



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The shower room is presented in a functional arrangement and is finished with vinyl flooring. A shower cubicle fitted with a wall-mounted shower sits alongside a WC and pedestal wash basin, with a radiator and side window providing ventilation and natural light.

Outside, the enclosed rear garden is laid primarily to lawn and is framed by timber fence boundaries, with established shrubs and planted borders adding interest. A paved area runs along the rear elevation, and side access leads back toward the garage, creating a private and practical outdoor space with further potential. To the front, the garden is laid mainly to lawn with a concrete pathway leading to the entrance. Off-road parking is provided via a concrete driveway which leads directly to the detached garage, fitted with an up-and-over door, concrete flooring, a power connection, and a side door and window.

## Agents notes

Sold freehold, connected to all main services

Gas Central Heating

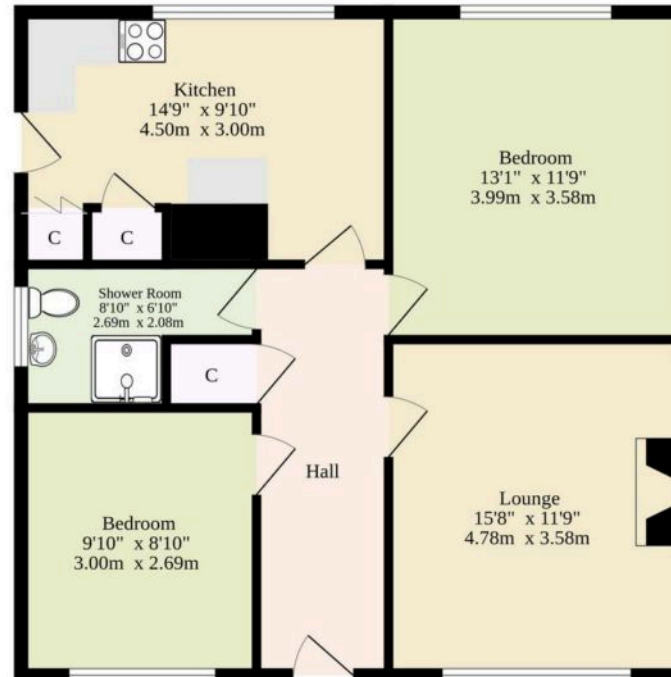
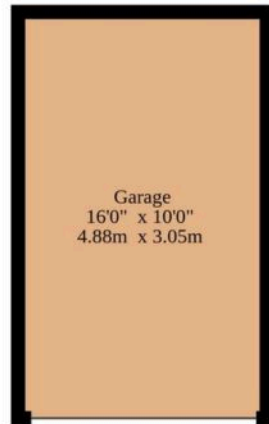
Council Tax Band- B

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



M&B

Ground Floor  
1021 sq.ft. (94.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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Meet *James*  
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Meet *Lauren*  
Property Consultant

# Minors & Brady

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