



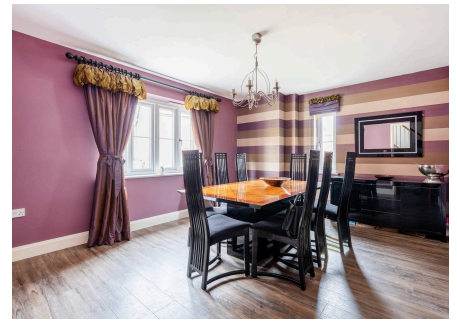
## 45 Victory Avenue, Bradwell - NR31 9GA

£549,450 Freehold

Positioned within a highly sought-after Bradwell development, this exceptional four double-bedroom detached home offers generous proportions, quality finishes, and a flexible layout ideal for modern family living. Built by Norfolk Homes to a high standard, the property features three en-suite bedrooms, a contemporary family bathroom, and multiple reception areas, including two versatile dining rooms and a dedicated home office. A spacious lounge with character wallpaper and fireplace provides a warm and inviting setting, while the stylish, well-appointed kitchen with separate utility room ensures everyday practicality. Outside, the home continues to impress with a private, low-maintenance rear garden complete with a raised wood deck and built-in trampoline, while a wide brickweave driveway and double garage provide secure and convenient parking.

## Location

Victory Avenue in Bradwell enjoys a convenient setting within a popular residential area, well-placed for both everyday amenities and coastal escapes. The location offers easy access to local shops, primary and secondary schools, and nearby supermarkets, making daily life practical and well-supported. Just a short drive away lies the vibrant seafront of Gorleston, known for its sandy beach, cliff-top walks, and scenic promenade. Excellent road links connect Bradwell to Great Yarmouth town centre and the wider Norfolk area, while local parks and green spaces provide opportunities for outdoor recreation close to home. This area also benefits from a strong sense of community and a peaceful residential atmosphere, ideal for families and professionals alike.

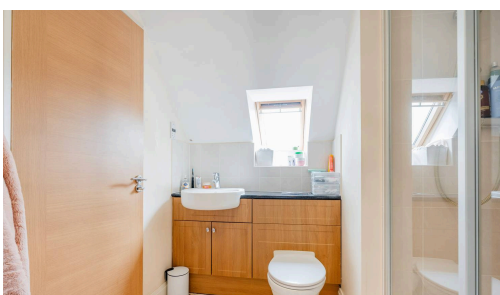


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- F



## Victory Avenue, Bradwell

Step into this impressive executive home and you're immediately welcomed by a wide, light-filled entrance hall with wood-effect flooring underfoot, built-in cloak cupboards, and useful understairs storage. A practical downstairs WC sits just off the hall, offering everyday convenience.

The generous lounge is bright and welcoming, centred around a stylish fireplace with a wood surround. French doors open directly to the garden, creating a smooth connection between indoor and outdoor spaces. The room is finished with character wallpaper and offers ample space for a full suite of furnishings, making it ideal for both relaxing and entertaining. The same quality wood-effect flooring continues into the first of two versatile dining rooms, ideal for formal meals or family gatherings, with character wallpaper and an abundance of space.

Toward the rear of the home, the second dining area features durable tiled flooring and French doors that invite the outside in. An arched opening leads through to the modern kitchen, where sleek wood-effect cabinetry pairs beautifully with tiled splashbacks and generous counter space. A gas hob sits beneath an extractor, while twin ovens are built into the cabinetry for convenience and style. A garden-facing sink allows for pleasant views while cooking or cleaning. Inset ceiling lights illuminate the space, highlighting its clean lines and practical layout. A separate utility room, fitted with matching units, includes plumbing for both washing machine and dishwasher, extractor fan, and direct access to the garden, keeping laundry and cleaning out of sight from the main living areas.

Also on the ground floor is a dedicated home office or snug, featuring a charming bay window-style alcove, carpeted flooring, and a calm, modern colour scheme, ideal for focused work or quiet space. The ground floor also benefits from underfloor heating.

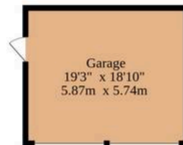
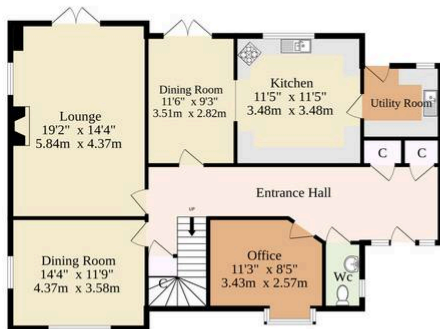
Upstairs, the landing houses a large airing cupboard and gives way to four generously sized double bedrooms, each thoughtfully designed with mirrored sliding wardrobes and fitted carpets. Three of these bedrooms benefit from their own private en-suite shower rooms, each stylishly tiled and featuring a basin with storage, heated towel rails, and WC. The fourth bedroom has easy access to the family bathroom, which offers a panelled bath with shower attachment, a fitted vanity unit, and a chrome towel rail, all set against soft, neutral tones. Additionally, the property benefits from double glazing throughout.

Outside, the rear garden is a private, low-maintenance space, mostly laid to lawn and complemented by a raised wood decked area, mature trees, and a built-in trampoline set flush into the ground. A paved patio offers space to dine or relax, and a side gate provides access to the front. The garden also benefits from a generous storage shed.

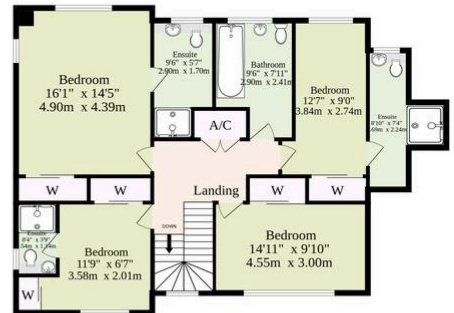
To the front, the home continues to impress with an open-plan lawned area and a wide brickweave driveway that leads up to a double garage, offering extensive off-road parking and additional access to the rear garden.



Ground Floor  
1412 sq.ft. (131.2 sq.m.) approx.



1st Floor  
999 sq.ft. (92.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2411 sq.ft. (224.0 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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