



5 Amis Road, Bradwell
Great Yarmouth

Minors & Brady



5 Amis Road

Bradwell, Great Yarmouth

Designed with everyday living in mind, this well presented end of terrace home offers a layout that flows naturally from front to rear. The open plan ground floor feels bright and welcoming, with a comfortable living and dining area enjoying French doors onto the garden and a modern media wall with an electric fire creating a clear focal point. A contemporary kitchen sits to the front with ample workspace and a breakfast bar, while outside the enclosed rear garden provides a mix of patio, lawn and a raised decked seating area suited to both relaxing and entertaining. Upstairs, both double bedrooms include built-in wardrobes and are served by a well-appointed family bathroom, with off-road parking to the front, completing this appealing and low-maintenance home in a well-served residential setting.

Location

Amis Road is positioned within the established coastal village of Bradwell, set to the west of Great Yarmouth, offering a well-connected setting with a strong range of everyday amenities close by. The area provides convenient access to local shops, schools, medical facilities, cafés, and regular bus routes, while nearby road links connect easily to Gorleston, Lowestoft, and the wider Norfolk and Suffolk coastline. Bradwell is also well placed for access to green spaces, riverside walks, and coastal locations, making it a practical choice for those seeking a residential setting with both local services and wider transport connections within easy reach. Nearby sandy beaches and the seafront are easily accessible, adding to the appeal for outdoor leisure and coastal living.





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Entering inside through the front door, you are welcomed into a small entrance hall that opens directly into the main ground-floor living space, creating an immediate sense of openness and flow from front to rear.

The ground floor is arranged as an open plan kitchen, dining and living area, finished with light wood effect flooring that runs throughout. The kitchen is positioned to the front, fitted with a range of contemporary wall and base units with contrasting work surfaces and tiled splashbacks. There is space and plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer, and a built-in oven with a gas hob set beneath an extractor. A breakfast bar provides additional worktop space and informal seating, while the sink is positioned below the front-facing window.

Beyond the kitchen area, the layout opens into the living and dining space, which sits to the rear of the property and enjoys excellent natural light from French doors opening directly onto the garden. This area easily accommodates both a dining table and a lounge arrangement, with a feature wall housing a modern electric fire set within a tiled surround. The flooring continues through this space, creating a cohesive and low-maintenance finish. There is practical storage beneath the staircase, and a WC is positioned neatly off the living area, fitted with a WC and pedestal wash basin.

Stairs rise to the first-floor landing, which provides access to both bedrooms and the family bathroom. The landing is finished with fitted carpet and benefits from loft access and a window allowing light to filter through from the stairwell. The main bedroom is positioned to the rear and is a comfortable double room, finished with neutral décor and carpeted flooring. Built-in wardrobes span one wall, offering excellent storage without compromising floor space, and a rear-facing window overlooks the garden.



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The second bedroom is set to the front and is also a well-proportioned double, finished with carpeted flooring and benefiting from built-in wardrobes, making it suitable as a guest room, child's bedroom, or home office.

Completing this floor is the family bathroom, fitted with a white suite comprising a panelled bath with glass shower screen and wall-mounted shower, WC and pedestal wash basin. The room is finished with soft-toned wall tiling around the bath, vinyl flooring, and benefits from a frosted window for natural light and ventilation.

To the rear, the garden is fully enclosed by timber fencing and arranged for ease of maintenance. A paved patio sits directly outside the French doors, leading onto a lawned area with planted borders. A raised decked seating area is positioned at the far end of the garden, providing a defined space for outdoor furniture, and there is a timber shed offering additional storage. The garden enjoys a good level of privacy and provides a practical outdoor space for both everyday use and entertaining.

At the front of the property, a block paved frontage provides off-road parking for two vehicles and leads to a covered entrance canopy.

The property further benefits from double-glazed windows throughout and is set within a modern residential development.

Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

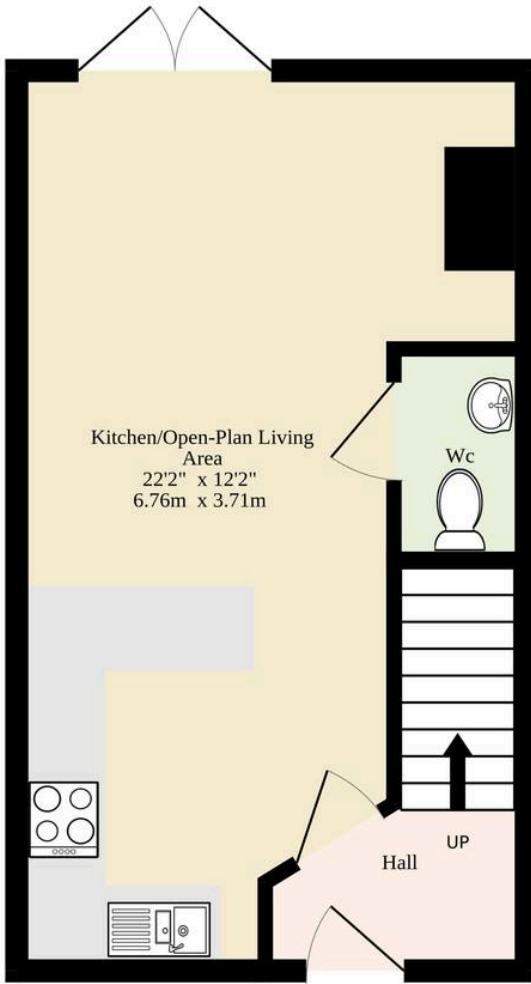
Council Tax Band- B

Annual management fee £115

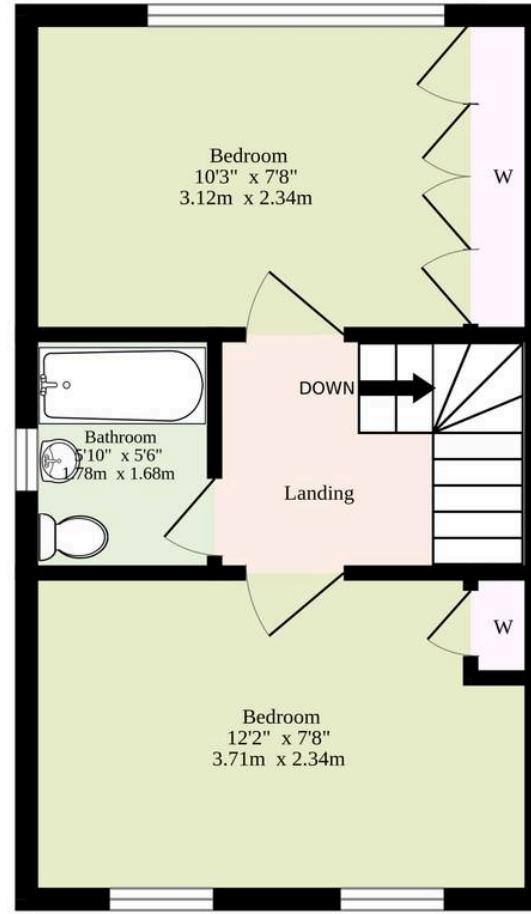
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Ground Floor
307 sq.ft. (28.5 sq.m.) approx.



1st Floor
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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Dreaming of this home? Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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