

£600,000  
Guide Price



## Lords Lane

Bradwell, NR31 9DY

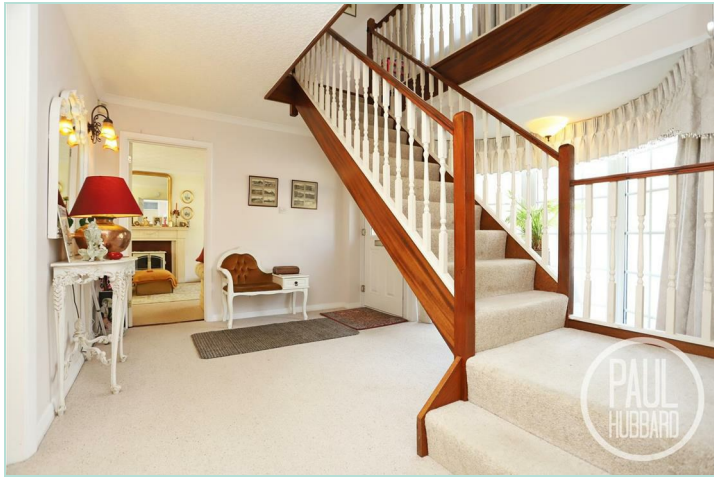
- Executive detached family home
- 4/5 separate bedrooms (optional 5th ground floor bedroom or study)
- Tucked away in sought after Bradwell
- Grand entrance hall & galleried landing
- Spacious rooms throughout
- Set on a large plot with a gorgeous rear garden
- Ample off road parking & a detached double garage
- Master bedroom with ensuite shower room & balcony
- Built-in storage solutions
- Close to local amenities, shops & schools

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### Location

This beautiful home is located in the highly desired and sought-after village of Bradwell. This popular residential area is adjoining to the seaside town of Gorleston and only 2 miles from the market town of Great Yarmouth. - both offering a wide range of amenities including all major supermarkets nearby, leisure facilities, restaurants, schooling at all levels and healthcare facilities including a dentist and doctors. Also, only a moment away from the beautiful sandy beaches, High Street and James Paget Hospital.

### Summary

**\*\* STUNNING EXECUTIVE HOME IN SOUGHT-AFTER BRADWELL \*\***

Nestled in a prime location, this luxurious detached family home offers an exceptional blend of space, elegance, and modern comfort. Designed for executive living, the property boasts 4 generously sized bedrooms, plus an optional ground-floor bedroom or study, making it perfect for flexible family living.



A grand entrance hall with a galleried landing sets the tone for the spacious interior. The sitting room, featuring a fireplace and seamless access to the dining room and sun lounge, provides a warm and inviting space for relaxation. The well-equipped kitchen and breakfast room includes built-in appliances, a utility room, and ample storage. Upstairs, the master bedroom benefits from an en-suite shower room, fitted wardrobes, and access to a private balcony overlooking the beautiful rear garden. Three additional bedrooms, all with built-in storage, share a well-appointed family bathroom. Set on a large plot, the home offers ample off-road parking, a detached double garage, and a beautifully landscaped rear garden with a pergola, patio areas, and a greenhouse. Located close to local amenities, shops, and schools, this exquisite home provides the perfect balance of convenience and luxury.



### Entrance Hall

A bright & spacious entrance with a UPVC door to the front aspect, fitted carpet, radiator, UPVC double glazed bay window to the front aspect, stairs lead up to the first floor landing and doors open to the sitting room, dining room, kitchen, cloakroom & study.

### Sitting Room

6.95m x 4.14m

Fitted carpet, x2 UPVC double glazed windows to the front & rear aspect, x2 radiators, fireplace with decorative hearth & mantle, double doors open to the sun lounge and an archway opening seamlessly connects the dining room.

### Sun Lounge

5.30m x 3.52m

Tile flooring, UPVC double glazed windows to the front, side & rear aspect and UPVC French doors open out to the rear garden.

### Dining Room

4.00m x 3.14m

Parquet flooring, UPVC double glazed window to the rear aspect, radiator and an archway opening leading through to the sitting room.







### Kitchen/ Breakfast Room

4.39m x 4.26m

Tile flooring, x3 UPVC double glazed windows to the side & rear aspect, down lights, radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in double oven, warming drawer & microwave, integrated fridge-freezer & dishwasher and a door opens into the utility room.

### Utility Room

2.83m x 2.08m

Tile flooring, UPVC double glazed window to the side & rear aspect, base units, laminate work surfaces, inset stainless steel sink with mixer tap, spaces for a fridge-freezer & washing machine and a UPVC door opens out to the rear garden.

### Cloakroom

1.86m x 1.34m

Laminate flooring, UPVC double glazed window to the side aspect, heated towel rail, toilet and a wash basin set into a vanity unit with a mixer tap.

### Study/ Bedroom 5

4.25m x 1.90m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and ample fitted wardrobes.



### Stairs leading to the First Floor Landing

3.99m x 3.72m

A central staircase leads to a stunning galleried landing, creating a spacious and elegant focal point that adds a sense of grandeur to the home. Features fitted carpet, x2 UPVC double glazed windows to the front aspect, airing cupboard (housing the water cylinder) and doors opening into bedrooms 1-4 and the family bathroom.

### Bedroom 1

4.26m x 4.06m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes & storage, a door opens into the en-suite shower room and a UPVC door opens to the balcony.

### Balcony

4.6m x 1.24m

Enjoy stunning garden views. A perfect spot for your morning coffee or for inviting fresh air into the bedroom.



### En-suite Shower Room

3.12m x 1.94m

Fitted carpet, UPVC double glazed obscure window to the rear aspect, radiator, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

### Bedroom 2

4.25m x 4.08m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes & storage.

### Bedroom 3

4.25m x 2.81m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.











#### Bedroom 4

4.25m x 2.77m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

#### Bathroom

3.12m x 1.88m

Fitted carpet, UPVC double glazed window to the rear aspect, heated towel rail, tiled walls, suite comprises a toilet, bidet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

#### Outside

The driveway offers off-road parking for multiple vehicles and is beautifully bordered by mature trees, shrubs, and decorative planters. Small steps lead up to the main entrance door, framed by grand pillars and complemented by a striking feature bay window. Gated access to the rear garden is also provided.

At the side, a decorative cast-iron gate opens to a pathway with a shingle border, a storage area for bins, and an outdoor tap. The path leads around to the rear garden.

The expansive rear garden is a tranquil haven, filled with the sounds of birdsong. It features a lush laid lawn, a charming patio area ideal for seating, and a pergola adorned with climbing wisteria. Fully stocked borders showcase mature trees, plants, and shrubs, while multiple seating areas offer unique perspectives of the garden. At the rear, there's a dedicated area with a greenhouse, perfect for growing your own vegetables.

#### Garage

(5.07m x 5.34m)

A spacious double garage with an up-and-over door for vehicle access, a pedestrian side entrance, power, and lighting. It offers ample room for storage, shelving, or appliances.

#### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.













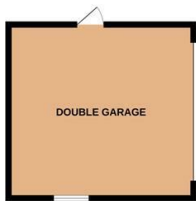
Tenure: Freehold  
Council Tax Band: F  
EPC Rating: D TBC  
Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GARAGE  
288 sq.ft. (26.8 sq.m.) approx.

GROUND FLOOR  
1323 sq.ft. (122.9 sq.m.) approx.

1ST FLOOR  
925 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2536 sq.ft. (235.6 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements