



ADDRESS

Holly House
Mill Lane
Bradwell
Norfolk
NR318HR

TENURE

Freehold

STATUS

The owners are
actively looking for
their next home

LARKES



FIND
YOUR
NEST



**FIND
YOUR
NEST**

“A PRIVATE HAVEN BLENDING TIMELESS CHARACTER WITH MODERN FAMILY LIVING.”

Holly House, Mill Lane, Bradwell, NR31 8HR

Freehold | 2,184 sq ft / 202.9 sq m

The Tour: Approached along Mill Lane, Holly House reveals itself gradually, tucked away behind tall, established hedges that give a sense of privacy and retreat. A wide block-paved driveway opens before the house, offering plentiful parking and setting the tone for the generous proportions within. The red-brick façade, dormer windows, and pitched tiled roof give the home a timeless quality, while a covered storm porch frames the entrance in a welcoming gesture.

Built in 2015, the house balances the efficiency of modern construction with characterful detailing. Inside, the ground floor is designed for both family life and entertaining, unfolding in a series of light-filled, well-proportioned spaces. A broad hallway introduces the sense of scale, leading into the main reception room: a magnificent lounge and dining space stretching to nearly nine metres. Here, oak flooring runs underfoot, and a handsome brick fireplace with wood-burning stove creates a natural gathering point, perfect for winter evenings or lively family occasions.

At the rear, the kitchen and breakfast room is the true heart of the home. Bespoke oak cabinetry, integrated appliances, and a central island provide both function and focus, while a dining nook positioned beside French doors encourages a convivial flow between indoors and out. The loggia beyond – with its glazed roof and exposed timber frame – extends the living space into the garden, creating an all-weather spot for entertaining, dining, or simply pausing in the quiet of the day.

Practical spaces are seamlessly incorporated: a utility room, plant room, study, and ground-floor WC enhance the home's usability without compromising its sense of style. Comfort is assured, with gas-fired central heating via a modern system boiler and pressurised cylinder, complemented by underfloor heating across the ground floor.

Upstairs, the principal suite offers a private sanctuary, complete with walk-in wardrobe and en suite shower room. Three further double bedrooms, each well proportioned, are served by a family bathroom, ensuring ample space for both residents and guests.

The Area: Bradwell is a village that marries convenience with coastal charm. Nestled on the edge of Great Yarmouth, it has a strong sense of community and everyday ease, with local shops, supermarkets, healthcare services, and leisure facilities all close at hand. The rhythm of village life is balanced by the nearby bustle of Gorleston, where independent cafés, a lively theatre, and family-friendly restaurants add variety and vibrancy.

For those who love the outdoors, the coastline is irresistible. Gorleston's celebrated sandy beach, a vast expanse that feels almost endless, is perfect for morning walks, summer swims, or simply watching the horizon. Great Yarmouth's traditional seafront, with its piers and amusements, offers a nostalgic counterpoint, while just inland, the Norfolk Broads open a world of tranquil waterways, wildlife, and winding paths waiting to be explored.

Families will appreciate the excellent schools nearby, including Hillside Primary, Homefield C of E VC Primary, and Woodlands Primary Academy, along with Lynn Grove Academy and Ormiston Venture Academy at secondary level. Further afield, East Norfolk Sixth Form College and the University of East Anglia in Norwich extend the educational offering.

Connections are equally compelling. The A47 links Bradwell swiftly to Norwich, Lowestoft, and beyond, while Great Yarmouth railway station provides services to Norwich, with onward trains to London Liverpool Street in under two hours. Norwich International Airport adds yet another layer of accessibility, offering flights to destinations across the UK and Europe.

This unique mix of coastal beauty, village warmth, and connectivity makes Bradwell an ideal setting for those seeking a home that supports both relaxation and opportunity.



Points to Consider:

Tenure: Freehold

Construction: Built c.2015, traditional red brick with pitched tiled roof

Fenestration: uPVC double glazing

Heating: Gas central heating via modern system boiler with pressurised cylinder; underfloor heating to ground floor; wood-burning stove to lounge

Energy Performance Rating: EPC – to be confirmed

Average Heating & Lighting Costs: To be confirmed (EPC)*

Council Tax: Band E (£2,784.19)

Broadband: Ultrafast fibre available – 1800 Mbps download / 1000 Mbps upload†

School Catchment: Primary – Hillside Primary, Homefield C of E VC Primary, Woodlands Primary Academy. Secondary – Lynn Grove Academy, Ormiston Venture Academy.

The Legal Bit: At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

*Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package





FIND
YOUR
NEST



Breakfast area
Street facade
Outside dining area and decking
Loggia & Deck





Kitchen
Breakfast area detail
Loggia and French doors to residence
Wood burning stove





Storm porch entrance



Breakfast area



Kitchen



Rear gardens



Kitchen



Utility room



Cloakroom



Living room



Dining area



Living room and fireplace



Study



Entrance hall



Primary bedroom



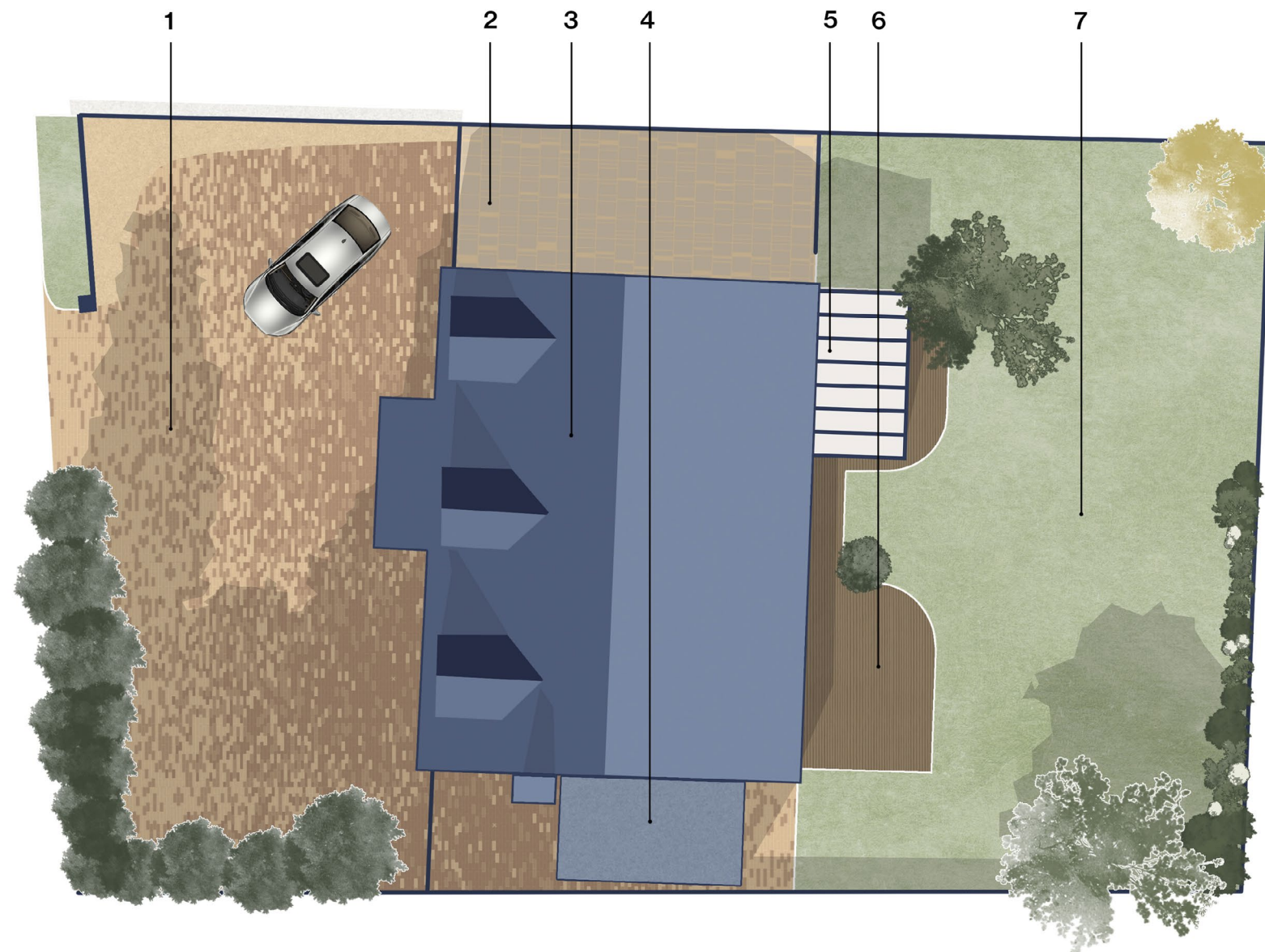
Family bathroom



Ensuite



Second bedroom



- | | |
|------------------------------|-------------------------|
| 1. Driveway | 5. Loggia |
| 2. Paved yard & Storage area | 6. Garden decking |
| 3. Residence | 7. Private rear gardens |
| 4. Shed | |

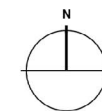
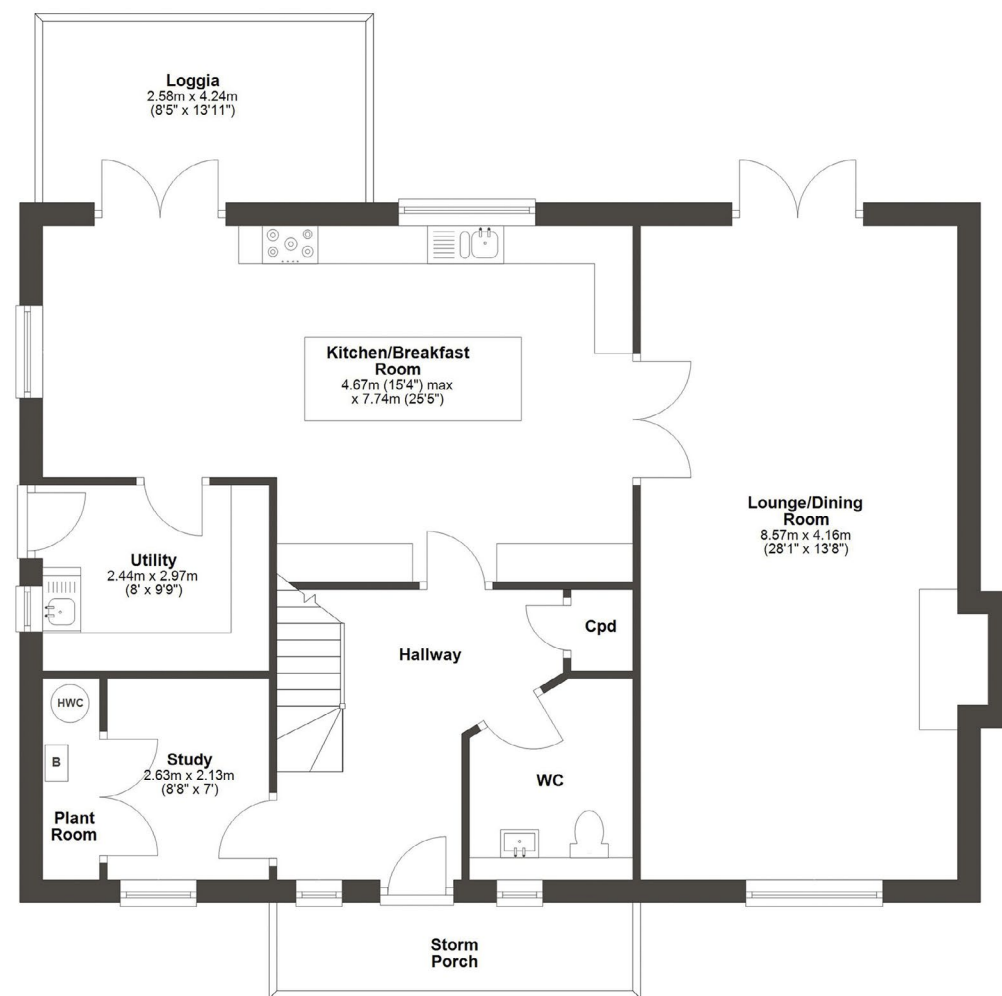
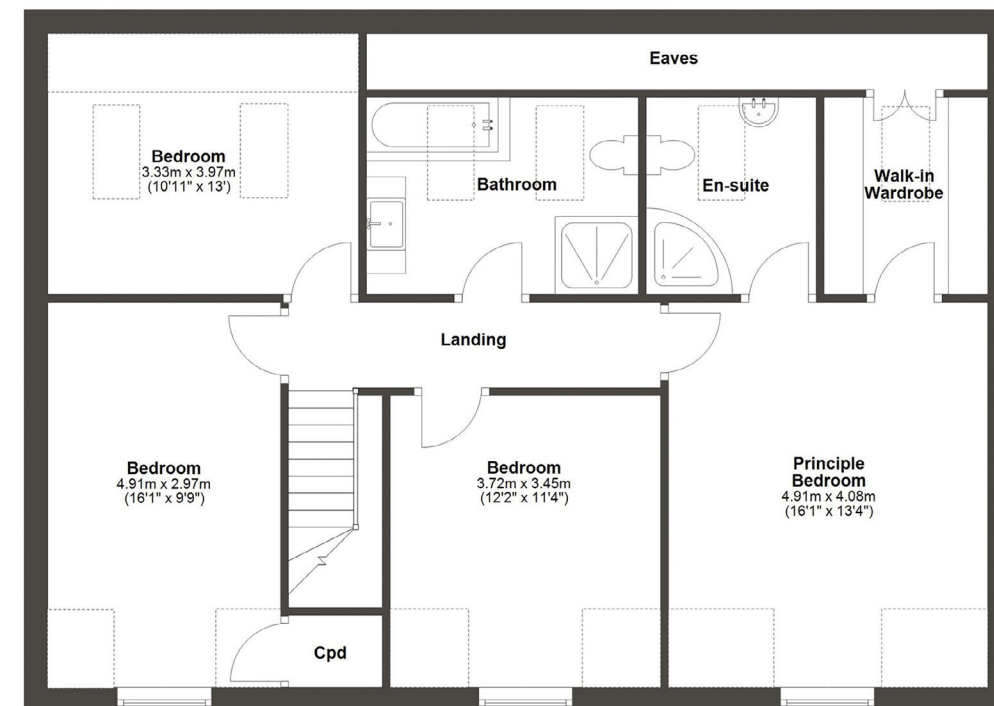


Illustration for identification purposes only, measurements
 are approximate and recorded from OS Map Data.
 Plan not to scale.

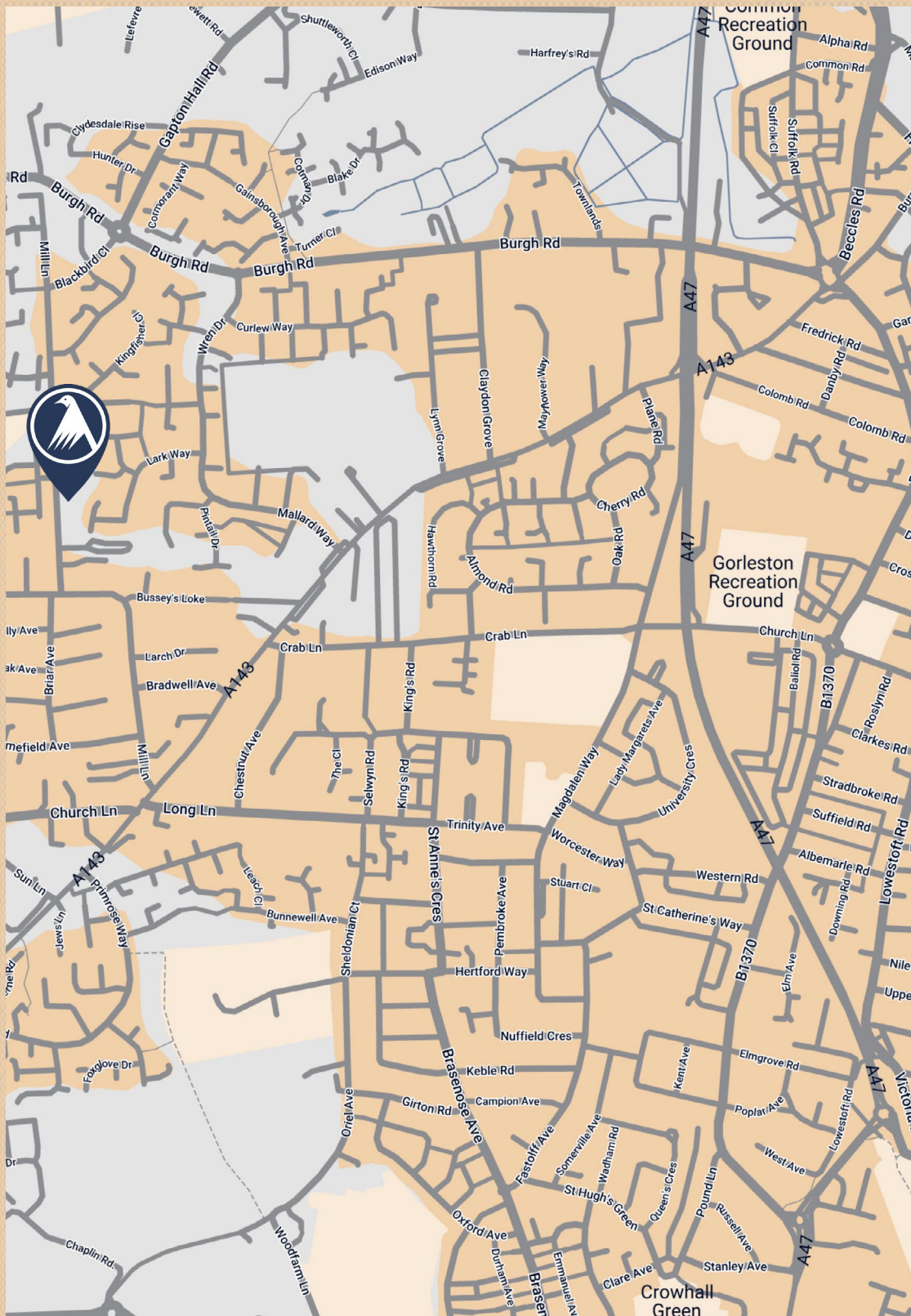


Ground Floor
 Approx. 102.8 sq. metres (1107.0 sq. feet)



First Floor
 Approx. 100.1 sq. metres (1077.1 sq. feet)

Ref: 7389



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property