



ADDRESS

115 Blue Sky Close  
Bradwell  
Norfolk  
NR31 9JF

TENURE

Leasehold  
Protected Mobile Home  
Act Agreement

STATUS

Chain Free

# LARKES



**FIND  
YOUR  
NEST**

**“A PEACEFUL, LOW-MAINTENANCE HOME WITH OPEN COUNTRYSIDE VIEWS AND DISTANT GLIMPSES TOWARDS BREYDON WATER, SET WITHIN A WELCOMING COASTAL PARK COMMUNITY.”**

115 Blue Sky Close, Bradwell, Norfolk, NR31 9JF  
Protected Mobile Homes Act Agreement | Approx. 723 sq ft / 67.2 sq m

**The Tour:** Set within the well-established and quietly positioned Blue Sky Close Residential Park, this attractive two-bedroom park home offers a comfortable and thoughtfully arranged single-storey layout, ideally suited to downsizers, retirees or those seeking a more relaxed coastal lifestyle.

The approach leads into a welcoming central lobby, from which the accommodation unfolds in a practical and intuitive sequence. To the right, the kitchen is arranged along a generous run of cabinetry, finished in a soft, traditional palette and complemented by dark work surfaces and tiled splashbacks. Integrated cooking appliances, space for freestanding white goods and a window above the sink create a space that is both functional and light-filled. The kitchen opens naturally into a dedicated dining area, positioned beside a broad bay window that draws in morning light and provides a pleasant outlook across the park.

The living room forms the heart of the home: a notably generous space with ample room for both seating and reading areas. Wide windows on two elevations allow daylight to pour in throughout the day, while the proportions comfortably accommodate full-sized furniture without compromise. The atmosphere is one of calm and ease, enhanced by a neutral decorative scheme and warm flooring underfoot.

Two bedrooms are arranged to the rear and side of the home, each offering peaceful retreat. The principal bedroom is a comfortable double with space for wardrobes, while the second bedroom works equally well as a guest room, hobby space or home office. Both are served by a neatly appointed shower room, fitted with a walk-in shower enclosure, wash basin and WC, finished in a clean, contemporary style.



Countryside views



Living room

Externally, the home is surrounded by low-maintenance garden areas, with paved pathways and space for pots and seating. Notably, the rear boundary enjoys open countryside views beyond the fencing, with long sightlines across open fields and glimpses in the distance towards Breydon Water, part of the wider Norfolk Broads river network. This expansive outlook lends a sense of space and privacy that is rarely found within a residential park setting. Parking is available on the park via shared, unallocated spaces, allowing flexibility for residents and visitors alike.

The home is heated via Calor Gas central heating served by a combination boiler, supporting comfortable year-round living.

**The Area:** Blue Sky Close Residential Park is located in Bradwell, a well-connected coastal village to the south-west of Great Yarmouth. Immediately nearby is Mill Lane Community Ground, with its open green spaces, walking routes and adjacent allotments, offering residents easy access to fresh air, gentle exercise and an appealing sense of openness just moments from the park. Beyond this, the surrounding landscape opens out towards the waterways of the Norfolk Broads, reinforcing the area's strong connection to nature and coastal living. The park sits within an established residential setting, offering a sense of community while remaining close to everyday amenities and transport links.

Bradwell itself provides local shops, medical facilities and essential services, while nearby Gorleston and Great Yarmouth offer a broader range of supermarkets, cafes, leisure facilities and seafront attractions. The coastline is a particular draw, with sandy beaches and promenade walks within easy reach, making the area especially appealing to those seeking fresh air and an active yet unhurried pace of life.

Public transport links connect the area with surrounding towns, and road access allows straightforward travel further afield into Norfolk and Suffolk. The park is age-restricted to residents aged 50 and over, fostering a peaceful and considerate environment tailored to later-life living.

#### Points to Consider:

- Tenure: Protected Mobile Homes Act agreement with an infinite term
- Ground Rent: Approx £174 pcm, inc water and sewerage rates
- Construction: Standard park home construction
- Fenestration: uPVC double glazing
- Heating: Calor Gas central heating via combination boiler
- Council Tax: Band A (£1,535.36)
- Broadband: Superfast 57 Mbps download, 11 Mbps upload †
- Parking: Shared, unallocated parking within the park

**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.

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



Kitchen



Living room



Living room details



Kitchen



FIND  
YOUR  
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Primary bedroom



Shower room



Shower room



Second bedroom



Mill Lane Community Grounds



A well appointed plot



Rear gardens



Mill Lane play park a short walk away

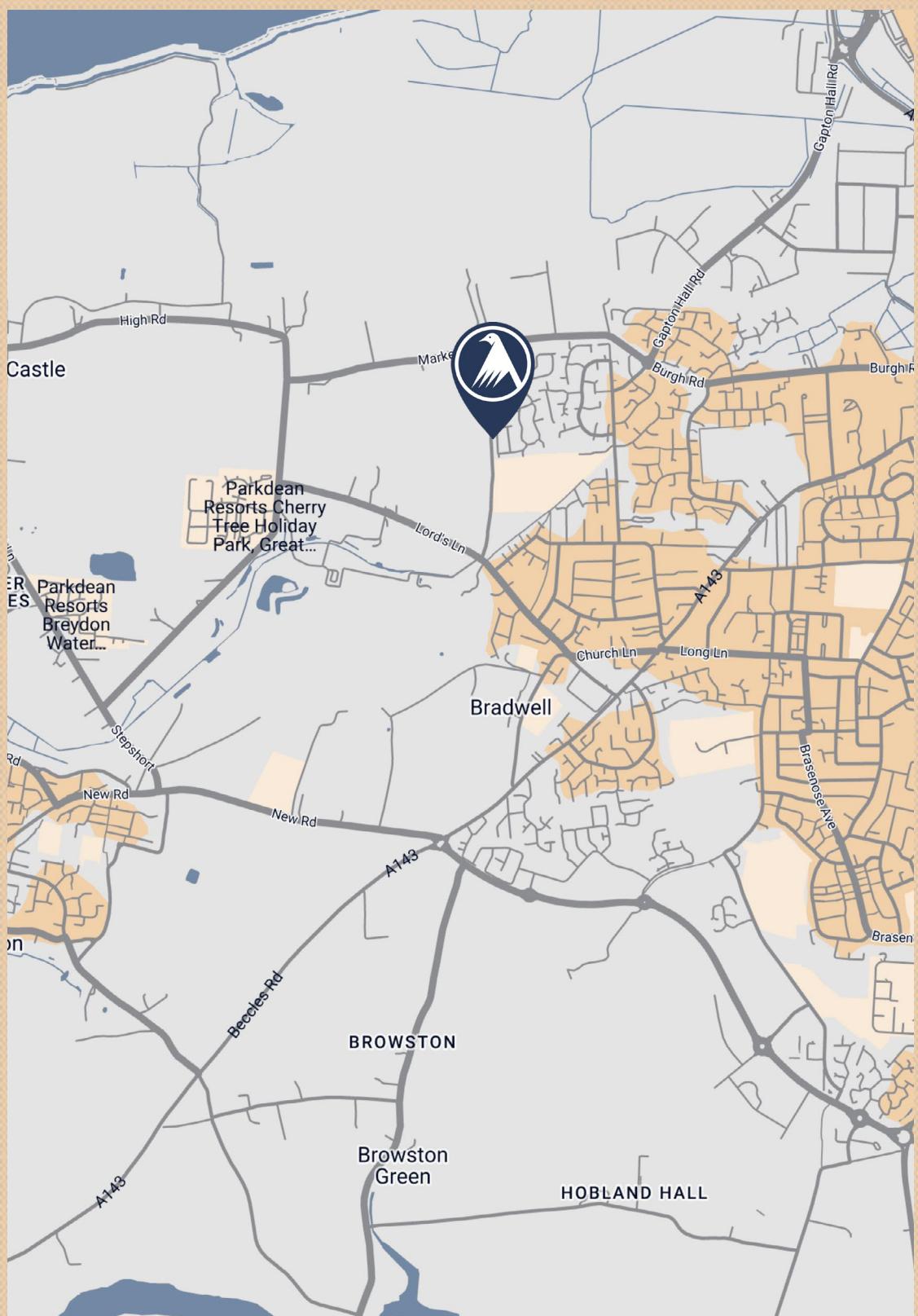
# LARKES

**FLOOR AREA**  
**67.2 SQ M**  
**723 SQ FT**

Illustration for identification purposes only,  
measurements are approximate. Plan not to



Ref: 7396



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