



31 Cormorant Way, Bradwell

£300,000 Freehold

Guide Price: £300,000-£325,000. Stylish, spacious, and superbly located, this is a home designed for modern family life whilst set on a desirable corner plot in the popular area of Bradwell.

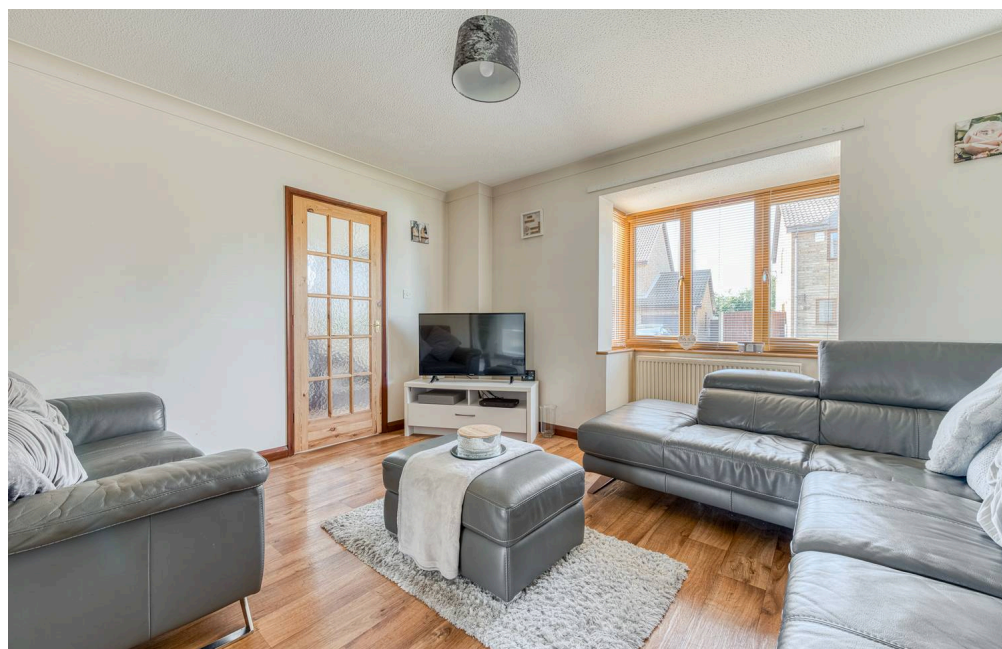
Council Tax band: C

Tenure: Freehold

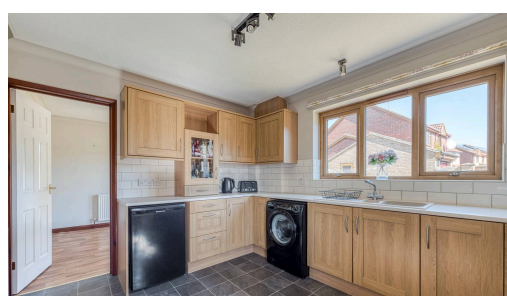
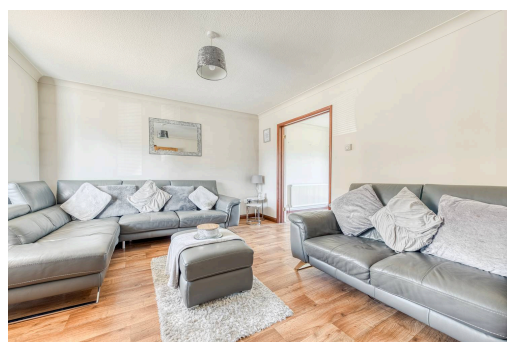
Guide Price: £300,000-£325,000. Stylish, spacious, and superbly located, this is a home designed for modern family life. Set on a desirable corner plot in the popular area of Bradwell, this beautifully presented three-bedroom detached home offers comfort, practicality, and excellent everyday convenience. The layout flows effortlessly, with well-proportioned living spaces ideal for both relaxing and entertaining. Upstairs, the main bedroom enjoys the benefit of an ensuite, while the remaining bedrooms are perfectly suited to family living, guests, or home working. Outside, the enclosed garden provides a private and versatile space, complemented by a garage and driveway parking. Shops, a doctors' surgery, and a pharmacy are all just a very short walk away, with superstores and schools close at hand. Well maintained throughout and ready to enjoy, this is a fantastic family home that truly must be viewed.

The Location

Cormorant Way in Bradwell is a well-established and desirable area that offers an ideal balance of local convenience and coastal living. The road is surrounded by a



Guide Price: £300,000-£325,000. Stylish, spacious, and superbly located, this is a home designed for modern family life. Set on a desirable corner plot in the popular area of Bradwell, this beautifully presented three-bedroom detached home offers comfort, practicality, and excellent everyday convenience. The layout flows effortlessly, with well-proportioned living spaces ideal for both relaxing and entertaining. Upstairs, the main bedroom enjoys the benefit of an ensuite, while the remaining bedrooms are perfectly suited to family living, guests, or home working. Outside, the enclosed garden provides a private and



Guide Price: £300,000-£325,000. Stylish, spacious, and superbly located, this is a home designed for modern family life. Set on a desirable corner plot in the popular area of Bradwell, this beautifully presented three-bedroom detached home offers comfort, practicality, and excellent everyday convenience. The layout flows effortlessly, with well-proportioned living spaces ideal for both relaxing and entertaining. Upstairs, the main bedroom enjoys the benefit of an ensuite, while the remaining bedrooms are perfectly suited to family living, guests, or home working. Outside, the enclosed garden provides a private and versatile space, complemented by a garage and driveway parking. Shops, a doctors' surgery, and a pharmacy are all just a very short walk away, with superstores and schools close at hand. Well maintained throughout and ready to enjoy, this is a fantastic family home that truly must be viewed.

The Location

Cormorant Way in Bradwell is a well-established and desirable area that offers an ideal balance of local convenience and coastal living. The road is surrounded by a wide range of amenities, including supermarkets, independent shops, cafés, and takeaways, ensuring everyday needs are easily met. Families benefit from access to well-regarded primary and secondary schools nearby, while healthcare services such as GP surgeries, dental practices, and a pharmacy are also within easy reach.

The area enjoys good transport connections, with regular bus services into Great Yarmouth and Lowestoft, while the nearby A143 provides direct road access to Norwich and surrounding towns. Residents have plenty of options for leisure and recreation, including nearby playing fields and parks for outdoor activities, Bradwell Library as a valued community hub, and scenic riverside paths along the Waveney ideal for walking or cycling.

For those who enjoy the coast, Gorleston's sandy beach and vibrant seafront are just a short drive away, offering a perfect escape for sunny days or relaxed weekend outings. With its combination of everyday amenities, strong community facilities, and close proximity to the coast, Cormorant Way represents a highly appealing place to live in Bradwell.

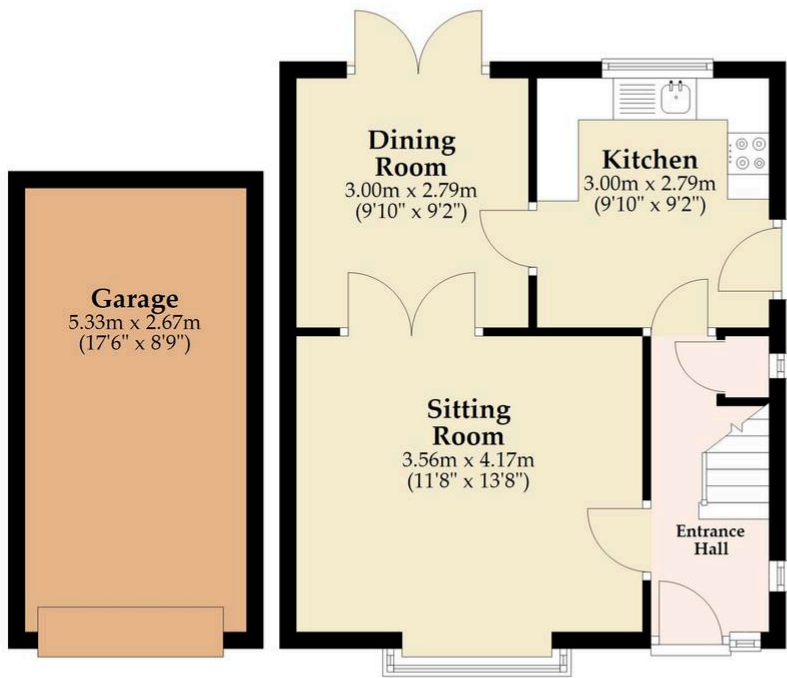
Cormorant Way, Bradwell

Set on a generous corner plot in the highly regarded area of Bradwell, this beautifully presented three-bedroom detached home offers the perfect balance of comfort, practicality, and modern family living. From the moment you arrive, the property makes a strong first impression with its private driveway, garage, and enclosed garden space, all contributing to a home that is as functional as it is attractive.



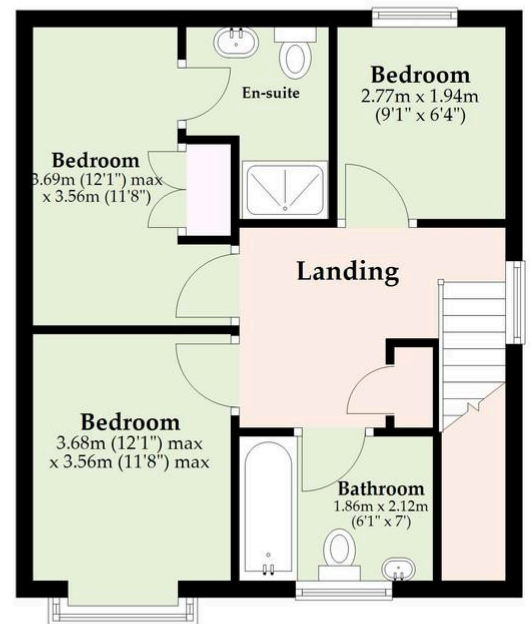
Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 90.4 sq. metres (972.7 sq. feet)

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.

Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

