



42 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

Offers Over £215,000



## 42 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

Sitting on the popular Bluebell Meadows, Aldreds are pleased to offer this well presented three storey, three bedroom mid terrace house with a garden and driveway. Internally there is an entrance hall, lounge, inner hallway, kitchen/diner, cloakroom, first floor landing, two first floor bedrooms, first floor bathroom, second floor landing and a master bedroom with ensuite shower room. Gas central heating and sealed unit double glazing.

### Entrance Hall

Door to front.

### Lounge

14'7" x 11'10" (4.46 x 3.62)

Storage cupboard, double glazed window to front aspect, radiator.

### Inner Hallway

Stairs rising to landing.

### Cloakroom

Low level WC, hand basin.

### Kitchen/Diner

11'10" max x 8'10" max (3.62 max x 2.7 max)

Base & wall units with worktops, radiator, double glazed French doors to rear garden, double glazed window to rear aspect, wall mounted gas boiler in storage cupboard, gas hob, electric oven, sink, plumbing for dishwasher, plumbing for washing machine.

### First Floor Landing

Stairs to second floor landing.

### Bedroom 2

11'10" x 8'9" + wardrobe space (3.62 x 2.67 + wardrobe space )

Two double glazed windows to front aspect, radiator. Built in wardrobes

### Bedroom 3

11'10" x 7'7" + wardrobe space (3.62 x 2.32 + wardrobe space )

Double glazed window to rear aspect, radiator.





### Bathroom

7'4" x 5'7" (2.25 x 1.71)

Panel bath, hand basin, low level WC, part tiled walls, heated towel rail .

### Second Floor Landing

Storage cupboard. Radiator

### Master Bedroom

16'8" x 8'6" (5.09 x 2.61)

Double glazed window to front aspect, radiator, door to

### Ensuite

Shower in cubicle, hand basin, low level WC, Velux window, radiator.

### Outside

To the front there is a driveway. Front garden is shingled, path way to front door. to the Rear of the property there is a paved and Astroturf garden.

### Tenure

Freehold. The vendor has informed us that there is a yearly estate charge of approximately £150 variable for the upkeep of communal areas.

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### EPC

B rating - 85

### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

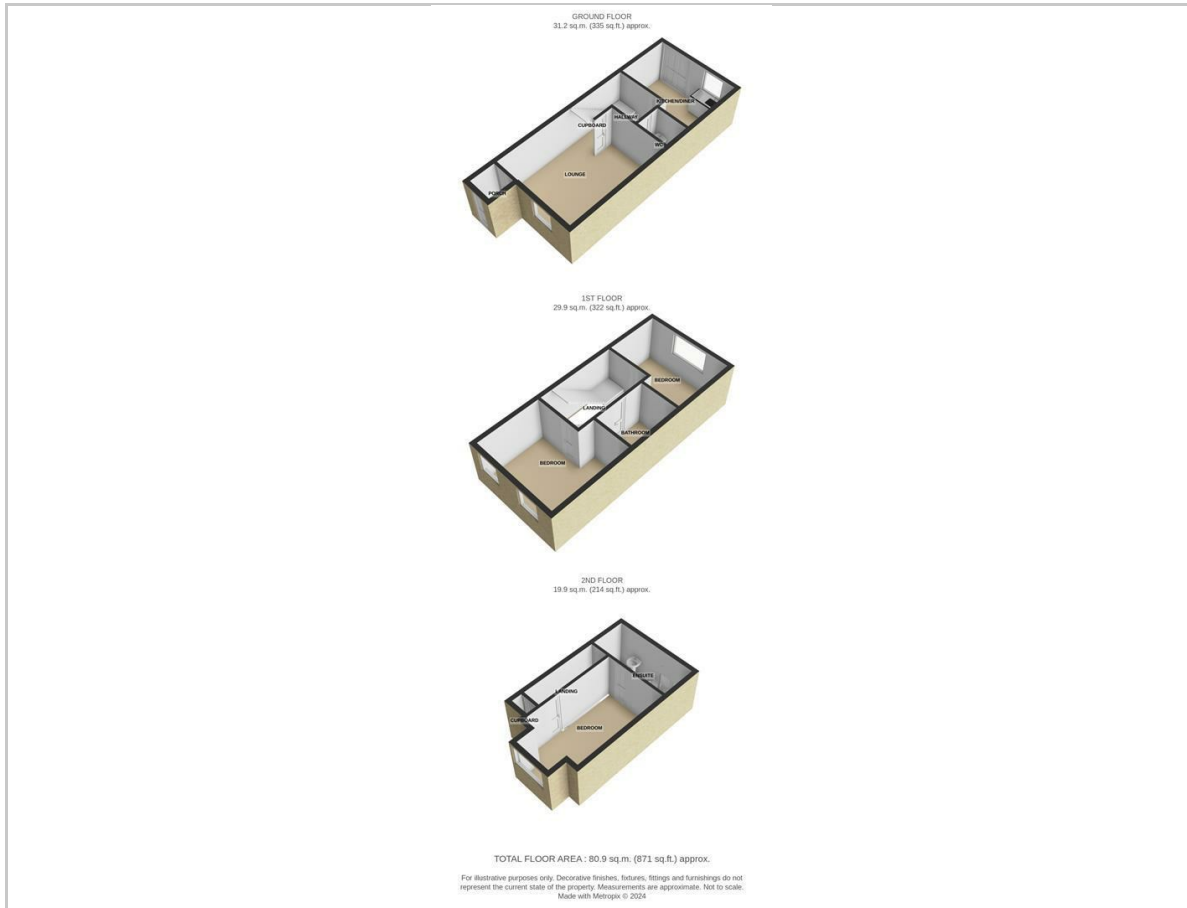
### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn left at the roundabout, turn left into Colby Drive.

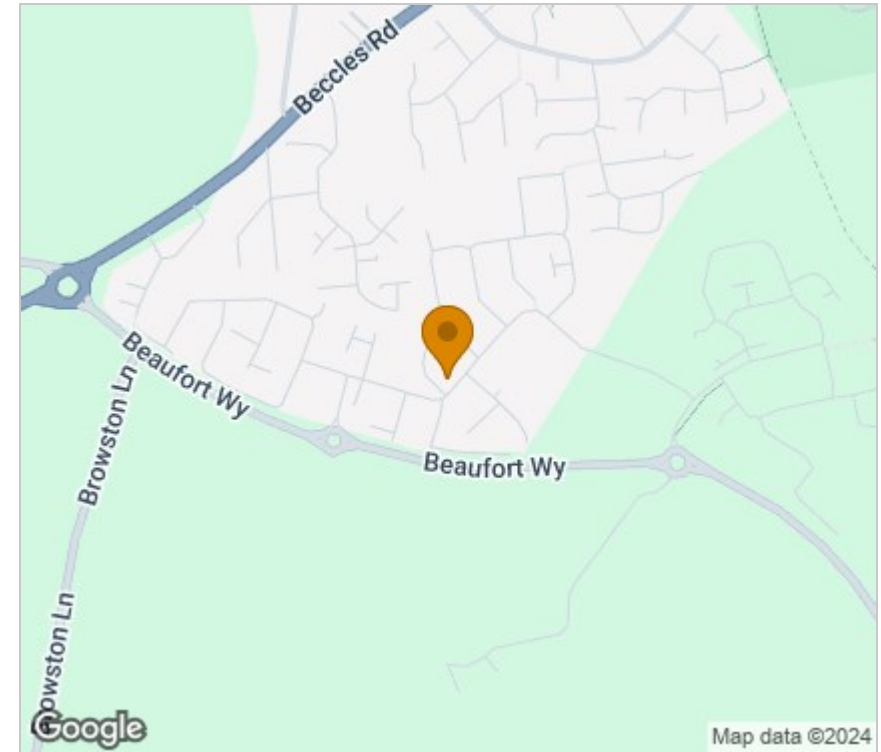
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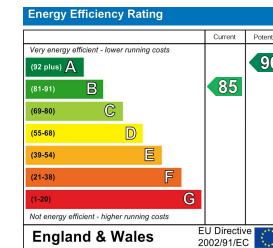
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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