

Aldreds
Estate Agents



28 Colby Drive, Bradwell, Great Yarmouth, NR31 9FT

Guide Price £375,000 - £385,000





28 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

- Beautifully presented throughout
- Offroad parking for 3 vehicles with garage
- Amtico vinyl flooring with high quality carpets
- Chrome light switches and sockets
- Modern design, fixtures and fittings
- 4 double bedrooms
- Quartz worktops with breakfast bar
- South west facing garden

Guide Price £375,000-£385,000 Nestled in the desirable area of Bradwell, this stunningly modern detached house on Colby Drive offers an exceptional living experience. With five well-appointed bedrooms, including four generously sized double rooms, this property is perfect for families or those seeking extra space.

The home has been beautifully presented and meticulously maintained, ensuring a welcoming atmosphere from the moment you step inside. The modern fixtures and fittings throughout the property enhance its appeal, featuring stylish Amtico vinyl flooring and high-quality carpets that add a touch of luxury to each room. The contemporary kitchen/diner boasts elegant quartz worktops and a convenient breakfast bar, making it an ideal space for both cooking and casual dining.

In addition to its impressive interior, the property benefits from off-road parking and an attached garage, providing ample space for vehicles and storage. The thoughtful design and attention to detail make this house not just a home, but a sanctuary for modern living.

Whether you are entertaining guests or enjoying quiet family time, this property offers the perfect blend of comfort and style. With its prime location in Bradwell, you will find yourself within easy reach of local amenities, schools, and beautiful coastal attractions. This is a rare opportunity to acquire a truly remarkable home that is ready for you to move in and enjoy. Don't miss out on the chance to make this stunning property your own.



Entrance Hall

Door to garage, understairs cupboard, door to front, stairs rising to landing, radiator.

Lounge 15'1" x 10'7" (4.60 x 3.25)

Double glazed window to front aspect, radiator.

Kitchen/Dining Room 21'3" x 9'10" (6.48 x 3.00)

Base and wall mounted storage units with quartz work tops over, breakfast bar, inset ceiling lights, electric hob, electric oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, sink and drainer with mixer tap over, radiator, double glazed window to rear aspect, double glazed French doors to rear garden.

Utility Room 6'5" x 5'4" (6'5" x 5'5") (1.98 x 1.65 (1.97 x 1.66))

Wall mounted gas boiler, door to rear, base storage units with quartz work surfaces, inset ceiling lights, door to:-

Cloakroom

Low level WC, pedestal hand wash basin, opaque double glazed window to side aspect, radiator.





First Floor Landing

Master Bedroom 13'5" x 10'7" (13'4" x 10'8") (4.09 x 3.25 (4.08 x 3.26))

Fitted wardrobes, double glazed window to front aspect, radiator, door to:-

Ensuite Shower Room

Shower in cubicle, hand wash basin, low level WC, opaque double glazed window to front aspect, heated towel rail.

Bedroom 2 11'5" x 10'7" (3.48 x 3.25)

Double glazed window to front aspect, radiator.

Bedroom 3 11'10" x 10'0" (3.61 x 3.05)

Double glazed window to rear aspect, radiator.

Bedroom 4 10'2" x 9'3" (3.12 x 2.82)

Double glazed window to rear aspect, radiator.

Bedroom 5 7'1" x 6'11" (2.18 x 2.13)

Double glazed window to rear aspect, radiator.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the traffic lights and up the hill, at the roundabout turn left, at the 'T' junction right into Colby Drive where the property can be found down a private drive on the left hand side.



Family Bathroom 9'1" x 5'2" (2.79 x 1.60)

Part tiled walls, panel bath with shower over, pedestal hand wash basin, low level WC, inset ceiling lights, opaque double glazed window to side aspect, heated towel rail.

Outside

To the front of the property there is a driveway leading to garage, the garage has an up and over door, To the rear of the property there is lawned garden with paved patio area, outside tap.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band D

Location

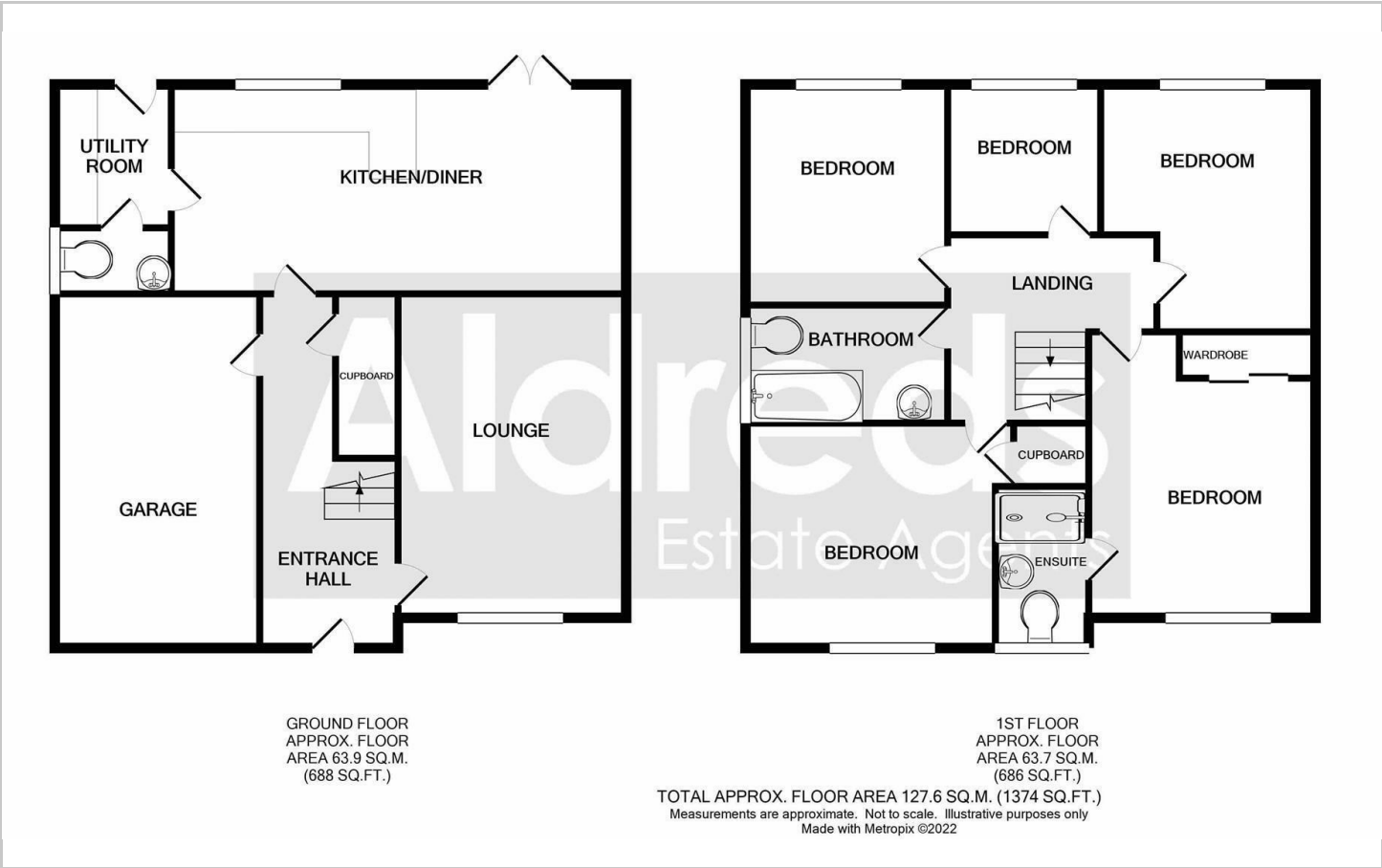
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town center * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

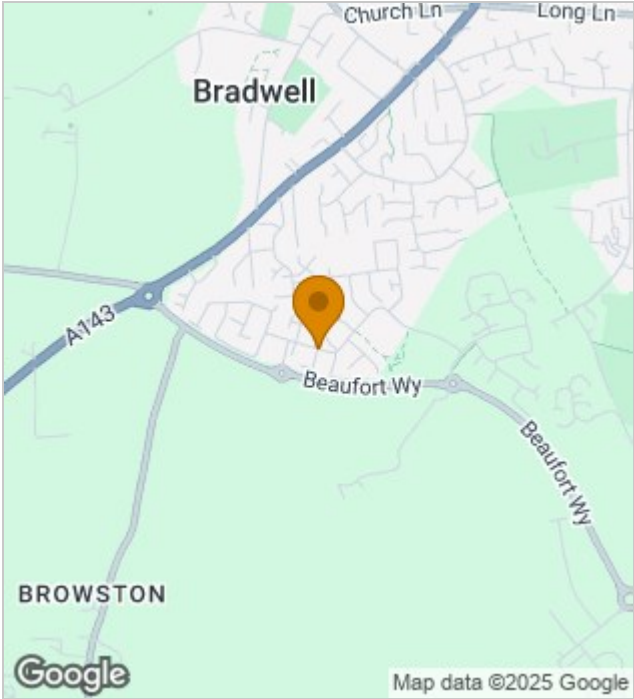
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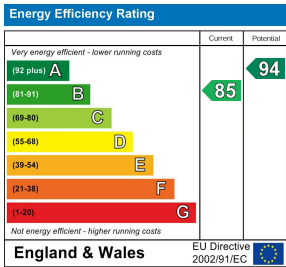
Floor Plans



Location Map



Energy Performance 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.

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