

Aldreds
Estate Agents



61 Colby Drive

, Bradwell, NR31 9FT

Offers In Excess Of £280,000



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, Bradwell, NR31 9FT

A well-presented 3-bedroom detached house offering a modern interior throughout. Featuring an open plan kitchen/diner, a master bedroom with en-suite, and two further bedrooms. Benefits include a garage with parking space and proximity to convenient amenities and transport links.

Vendors found – making for a smoother purchase process. Early viewing highly recommended!

Entrance Hall

Tile floor, double glazed door to front, stairs to first floor, access to lounge, kitchen, WC and under stairs cupboard, radiator.

Lounge

12'9" x 12'1" (max) (3.9m x 3.7m (max))

Tile floor, radiator, double glazed window to side, electric fire with fireplace, corner cupboard.

Kitchen

18'0" x 9'2" (5.5m x 2.8m)

Tile floor, radiator, double glazed window to front, double glazed French doors to side, access to utility. Integrated fridge freezer, dishwasher, cooker with gas hob and extractor fan, stainless steel sink and draining board, under counter and wall mounted cupboards, laminate counter tops.

Utility

Tile floor, laminate counter top, space for washing machine and tumble dryer, access to storage cupboard, double glazed door to rear. Wall mounted Ideal gas combi boiler

Landing

Carpet door access to 3 bedrooms, cupboard and bathroom. Access hatch to loft.

Bedroom 1

12'9" x 10'5" (max) (3.9m x 3.2m (max))

Carpet floor, double glazed window to side, radiator, built in wardrobes, access to en-suite.

En suite

5'6" x 5'6" (1.7m x 1.7m)

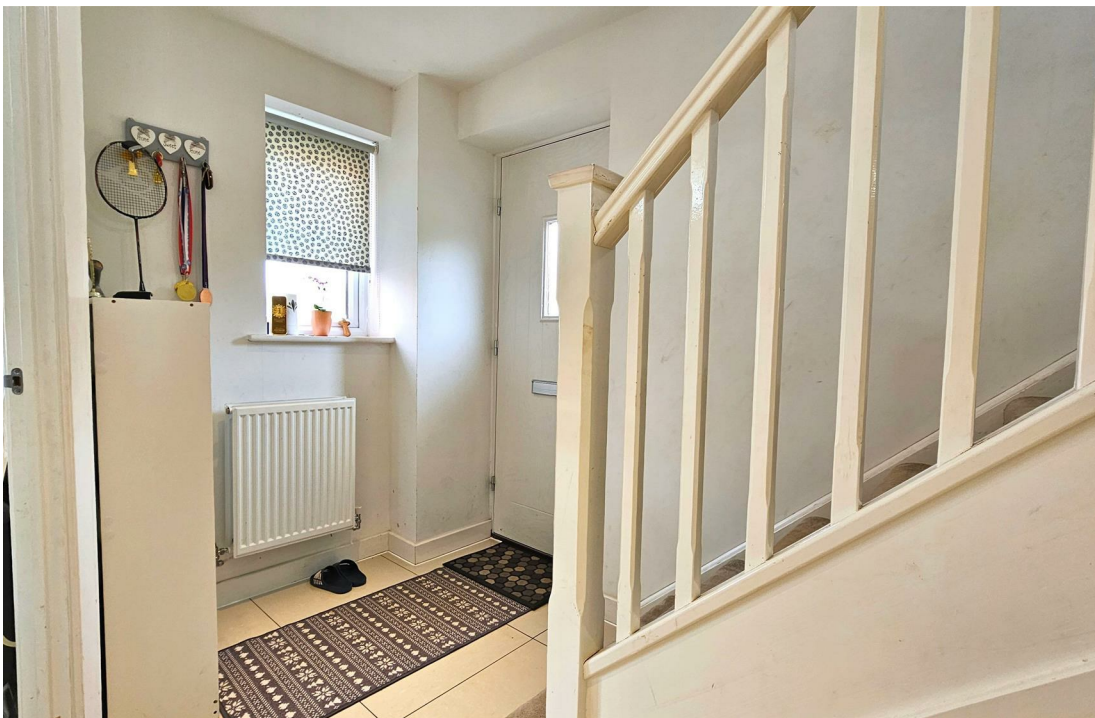
Vinyl floor, WC, shower cubicle with wall mounted shower, basin with vanity unit, heated towel rail, double glazed windows to front and side.

Bedroom 2

10'2" x 9'6" (3.1m x 2.9m)

Carpet floor, double glazed window to side, radiator.





Bedroom 3

8'2" x 9'6" (2.5m x 2.9m)

Carpet floor, double glazed window to front, radiator.

Bathroom

5'2" x 6'6" (1.6m x 2.0m)

Vinyl floor, wc, basin with vanity unit, bath with wall mounted shower, double glazed window to rear, heated towel rail.

Garden

Grass lawn, timber fence boundary, garage and parking space.

Tenure

Freehold

Services

Freehold

Council Tax

Great Yarmouth Borough Council - Band C

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

Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn right onto Colby Drive.

What3Words

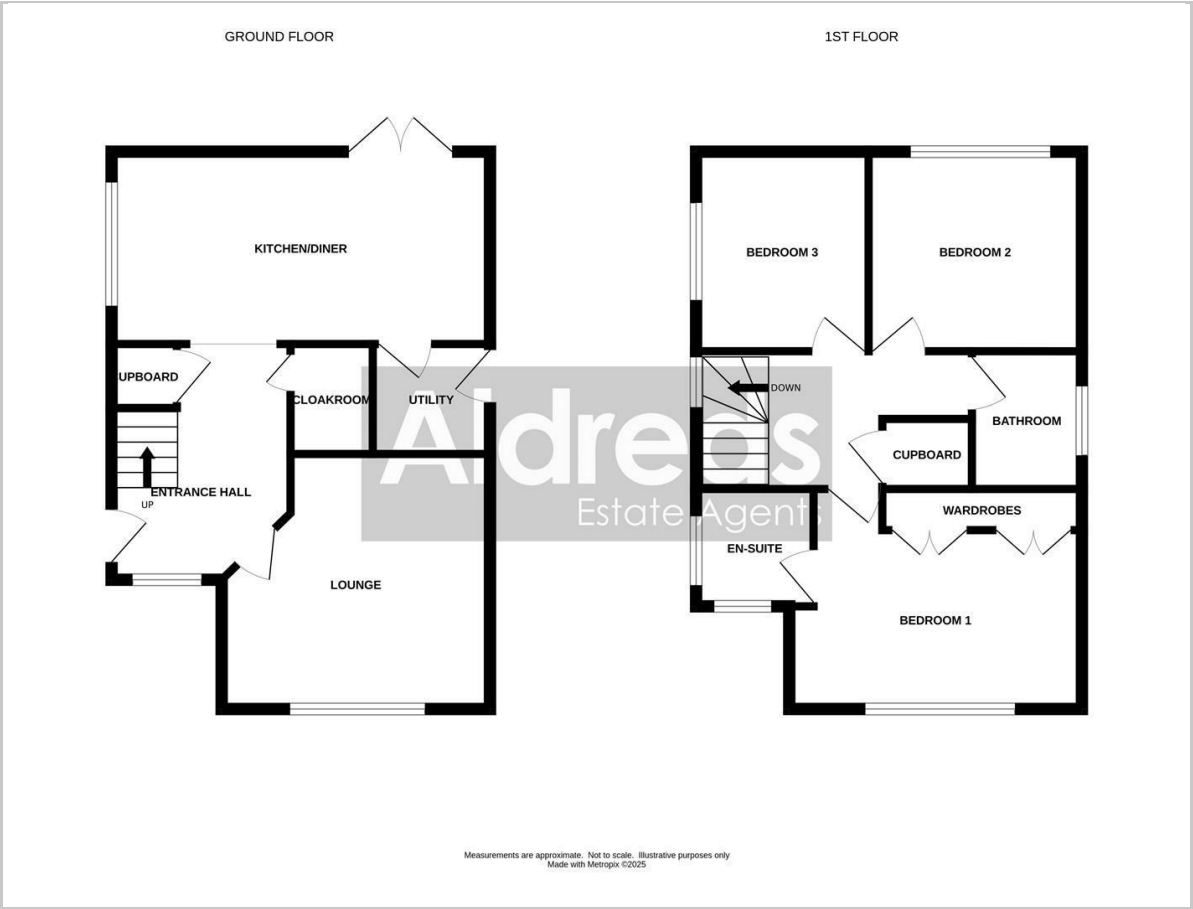
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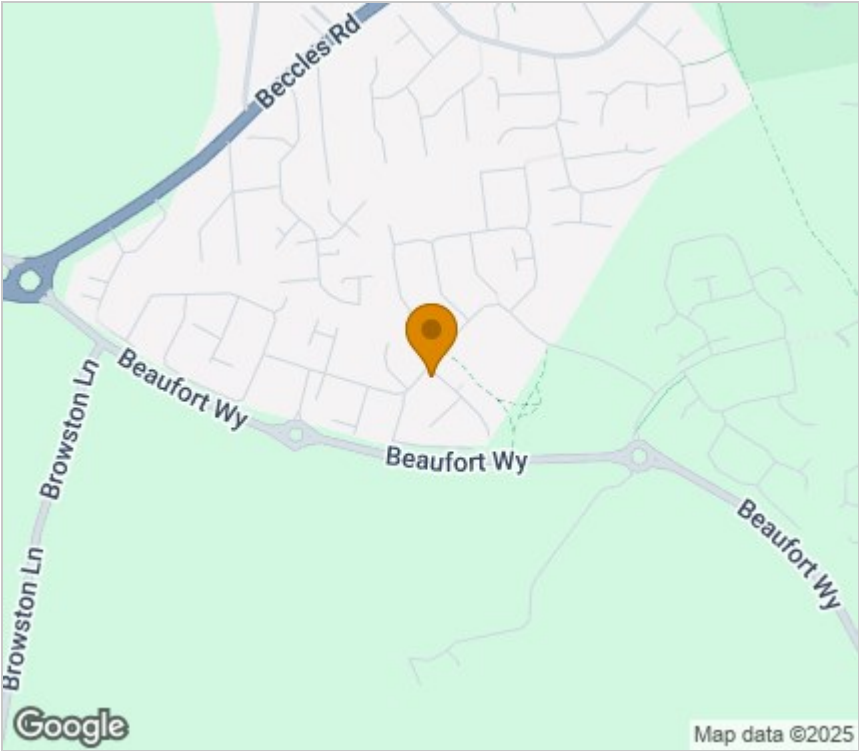
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Floor Plan



Area Map



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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Energy Efficiency Graph

