

**Aldreds**  
Estate Agents



44 Colby Drive

, Bradwell, NR31 9FT

Guide Price £235,000 - £240,000





## 44 Colby Drive

, Bradwell, NR31 9FT

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This modern three-bedroom end-terrace house offers beautifully maintained accommodation spread generously over three floors. The property boasts a spacious master bedroom complete with an en-suite, providing a private retreat.

Further features include off-road parking for three vehicles, a desirable location in Bradwell, and a combined kitchen/diner. The property benefits from three double bedrooms and a shed in the rear garden with an electricity connection, offering versatile additional space. Excellent transport links and local amenities are all within convenient distance.

### Porch

Ceramic tile floor, radiator, doubled door to front, electric consumer box, access to lounge.

### Lounge

14'9" x 11'9" (4.5m x 3.6m)

Carpet floor, double glazed window to front, radiator, cupboards under stairs, access through to kitchen.

### Hallway

Carpet floor, access to kitchen and cloak room, stairs leading to first floor.

### Cloak Room

Plastic tile floor, WC, basin, radiator.

### Kitchen

7'6" x 11'9" (2.3m x 3.6m)

Ceramic tile floor, double glazed window and French doors to rear, laminate counter tops with under counter and wall mounted cupboards, space for fridge freezer, washing machine and slim line dish washer, integrated hob and oven with extractor fan, sink and draining board. Cupboard with ideal combi boiler within warranty.

### First Floor Landing

Carpet floor, radiator, access to bedrooms 2 and 3 and bathroom, stairs leading to 2nd floor.

### Bedroom 2

8'10" x 11'9" (2.7m x 3.6m)

Carpet floor, double glazed windows to front, radiator.

### Bedroom 3

7'6" x 11'9" (2.3m x 3.6m)

Carpet floor, radiator, double glazed window to rear.

### Bathroom

7'2" x 5'6" (2.2m x 1.7m)

Vinyl floor, double glazed window to side, bath with wall mounted shower, WC, basin, radiator.







### Second Floor Landing

Carpet floor, access to bedroom 1, cupboard.

### Bedroom 1

17'0" x 8'6" (5.2m x 2.6m)

Carpet floor, built in wardrobe, double glazed window to front, radiator, access too en-suite and loft hatch.

### En-Suite

4'11" x 11'9" (1.5m x 3.6m)

Vinyl floor, WC, basin, shower cubicle with wall mounted shower, towel rail, double glazed Velux window to rear, radiator.

### Outside Front

Concrete path to front door, Brick weave driveway for 2 cars, shingle driveway space for 1 car.

### Outside Rear

Artificial grass, concrete patio area, timber fence boundaries with side access, timber built shed with electric connection, outside tap.

### Tenure

Freehold - Estate charge £120 a year, this covers maintenance of shared road, grass area and park.

### Services

Mains gas, electric, water, drainage.

### 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.

### What3Words

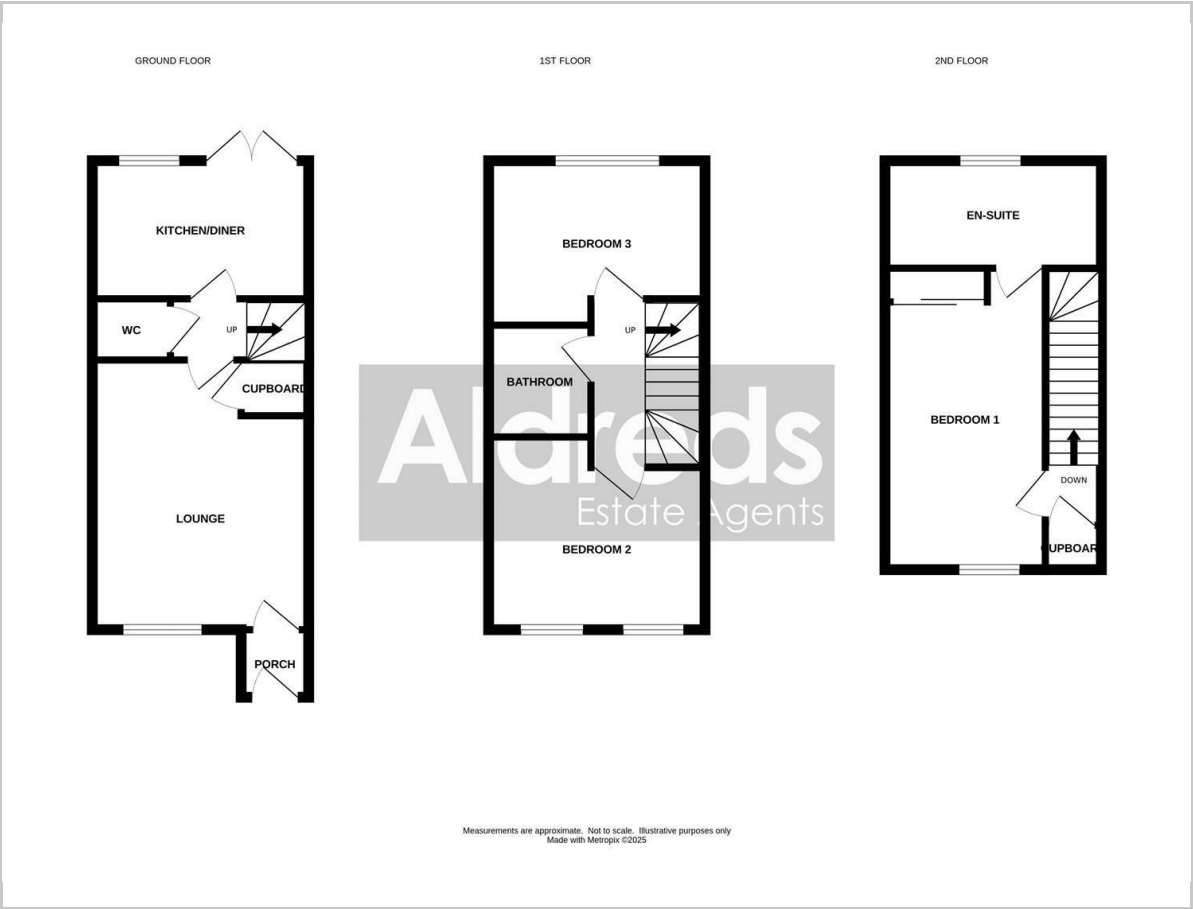
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### Ref

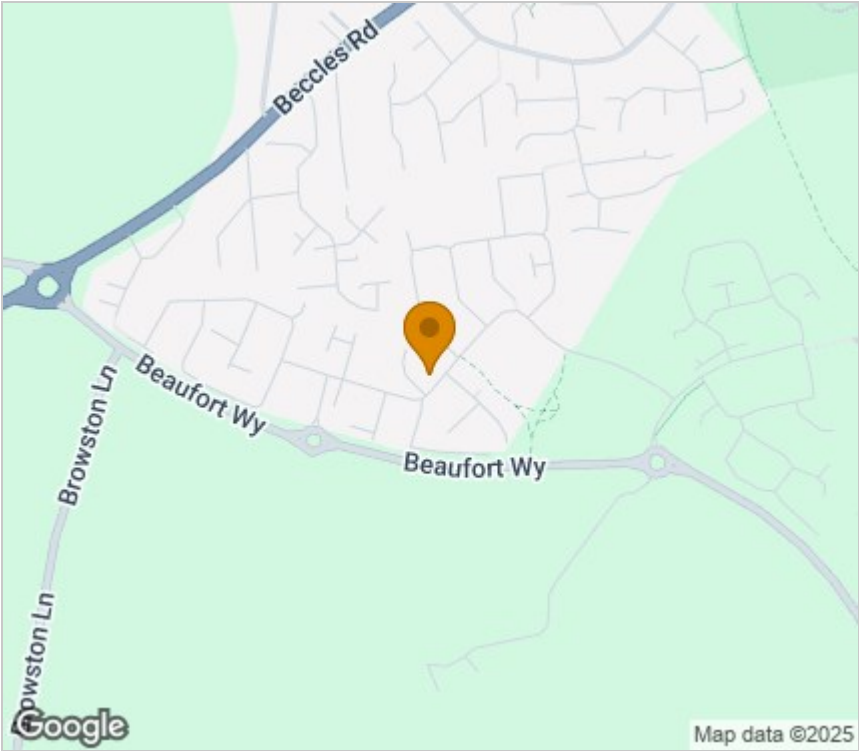
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Floor Plan



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

