

Aldreds
Estate Agents



7 Cotman Drive

, Bradwell, NR31 9RE

Guide Price £390,000 - £400,000



7 Cotman Drive

, Bradwell, NR31 9RE

Chain Free ** GUIDE PRICE £390,000 - £400,000** Situated in the highly sought-after area of Bradwell, this desirable 4-bedroom detached house offers a perfect blend of comfort and convenience. The property features off-road parking to the front and a tandem garage, providing ample space for vehicles and storage. At the rear, a charming conservatory extends the living area, offering a tranquil space to relax.

Inside, the home boasts a master bedroom complete with a private en-suite, a kitchen with a separate utility room, and spacious living areas. With amenities and transport links close by, this property is ideally located for modern family life.

Entrance Hall

Carpet floor, double glazed door to front, stairs to first floor with under stairs cupboard, access to lounge, cloak room and kitchen.

Lounge

15'1" x 20'8" (max) (4.6m x 6.3m (max))

Carpet floor, double glazed windows to front and side, decorative fireplace, radiator, access through to dining room.

Kitchen

7'10" x 10'9" (2.4m x 3.3m)

Vinyl floor, double glazed window to rear, access to dining room and utility, laminate countertops, space for free-standing dishwasher, washing machine dryer and cooker with extractor fan above. Integral sink and draining board, wall mounted and under counter cupboards.

Utility

5'6" x 10'9" (1.7m x 3.3m)

Vinyl floor, double glazed door and window to rear, laminate countertops, wall mounted and under counter cupboards, space for fridge freezer.

Dining Room

8'6" x 10'9" (2.6m x 3.3m)

Carpet floor, double glazed sliding door to rear leading into conservatory, access through to lounge, radiator.

Conservatory

15'5" x 8'2" (4.7m x 2.5m)

Tiled floor, double glazed French doors to rear garden with windows to rear and side, polycarbonate roof.

Cloak Room

Double glazed window to front, tiled walls, WC and basin.

Landing

Carpet floor, stairs to ground floor, access to bedrooms 1 through 4, and bathroom, radiator.





Master Bedroom

16'4" x 18'4" (max) (5.0m x 5.6m (max))

Carpet floor, double glazed windows to front and rear, access to en-suite, radiator.

En-Suite

Double glazed window to rear, tiled walls, radiator, WC, basin and shower cubicle.

Bedroom 2

8'6" x 12'1" (max) (2.6m x 3.7m (max))

Carpet floor, double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

8'6" x 15'5" (max) (2.6m x 4.7m (max))

Carpet floor, double glazed windows to front and side, radiator, built in wardrobes.

Bedroom 4

6'2" x 11'1" (1.9m x 3.4m)

Carpet floor, double glazed window to side, radiator.

Bathroom

Vinyl floor, double glazed window to rear, WC, basin and bathtub.

Tenure

Freehold

Services

Mains gas, electric, water, drainage

Council Tax

Great Yarmouth Borough Council - Band D

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

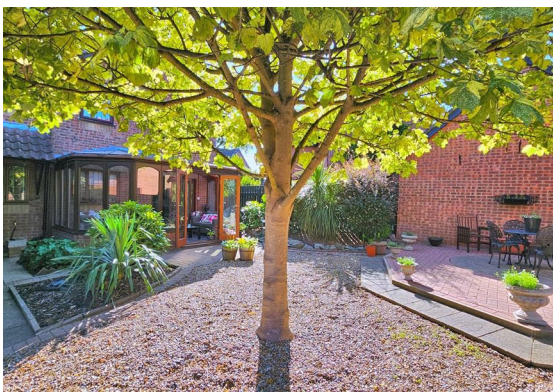
From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, turn right into Gainsborough Avenue, turn right into Cotman Drive where the property can be found on the left hand side.

What3Words

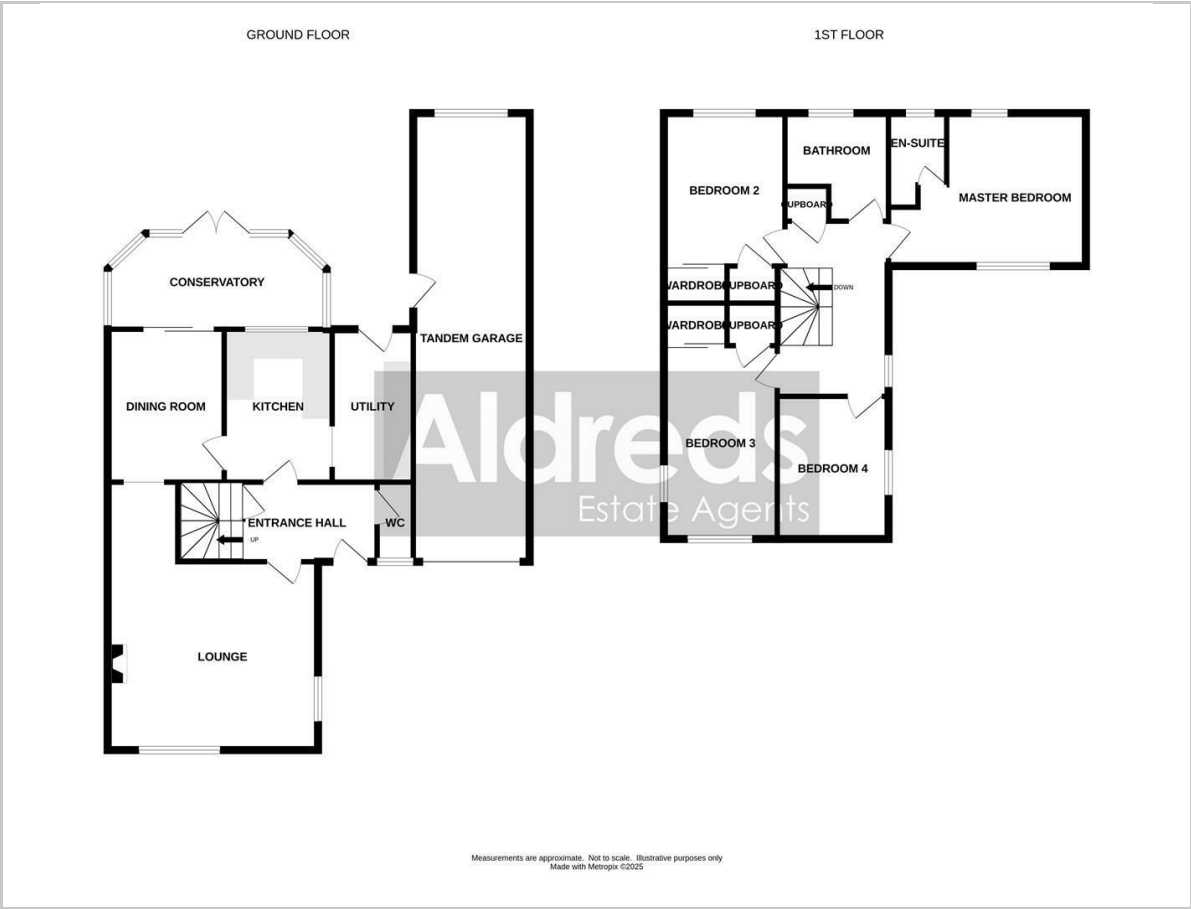
///spoils.educates.branched

Ref

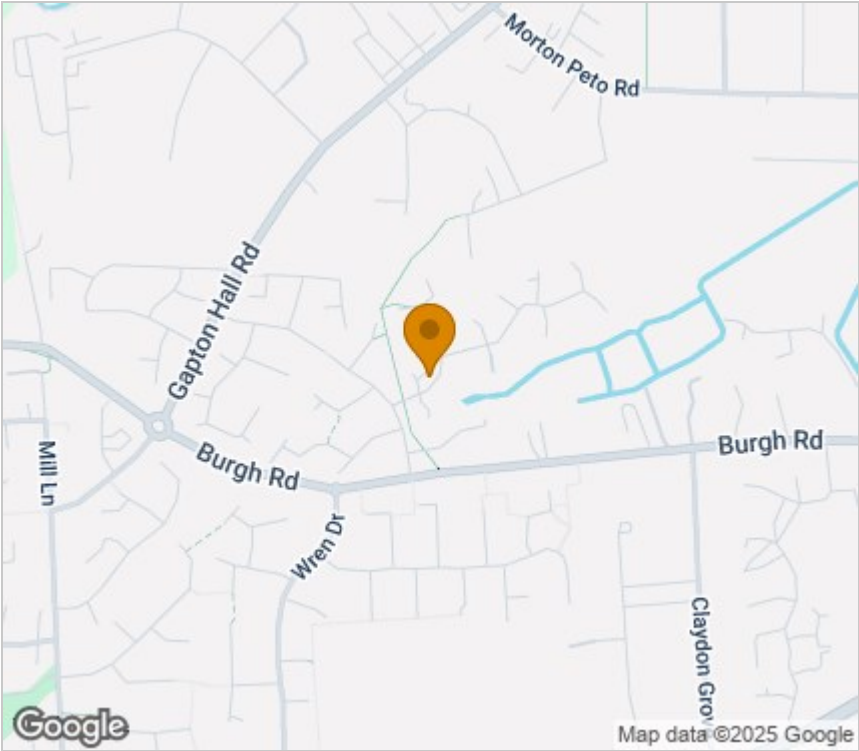
G18341/07/25



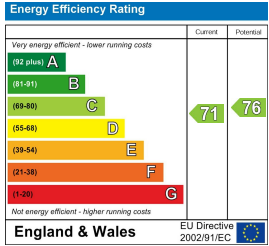
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA