

Aldreds
Estate Agents



52 Colby Drive

Bradwell, NR31 9FT

Offers Over £195,000



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This immaculate property is ready to move straight into, offering a bright lounge with an open-plan kitchen/dining area with French doors that lead directly to a low-maintenance, south-east-facing private garden—perfect for entertaining. A convenient ground floor cloakroom completes the downstairs layout. Upstairs, you'll find two generous double bedrooms. Further benefits include a private two-car driveway. This is an ideal home for first-time buyers, downsizers, or small families.

Entrance Hall

Double glazed door to front, access to WC, lounge, stairs to first floor, radiator.

Lounge

9'2" x 15'1" (2.8m x 4.6m)

Double glazed window to front, under stairs cupboard, access through to kitchen/diner, radiator.

Kitchen/Diner

12'5" x 7'10" (3.8m x 2.4m)

Double glazed window and French doors to rear, radiator, laminate countertops with wall mounted and under counter storage, oven and hob with extractor fan, sink and draining board, space for washing machine, fridge freezer, boiler cupboard.

Cloak Room

Double glazed window to front, WC, basin, radiator.

First Floor Landing

Carpet floor, access to 2 bedrooms and bathroom.

Bedroom 1

12'5" x 8'2" (max) (3.8m x 2.5m (max))

Carpet floor, double glazed window to front, over-stairs cupboard, radiator.

Bedroom 2

12'5" x 8'2" (3.8m x 2.5m)

Carpet floor, double glazed window to rear, radiator.

Bathroom

5'2" x 6'2" (1.6m x 1.9m)

Double glazed window to side, WC, basin, bath tub with wall mounted shower.





Outside Front

Concrete slab path to front door, brick weave frontage and driveway, access through driveway to rear garden.

Outside Rear

Concrete patio with slate shingle trim, mixed shrubs, timber fence boundaries, decking, access gate to the side.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

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.

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.

What 3 Words

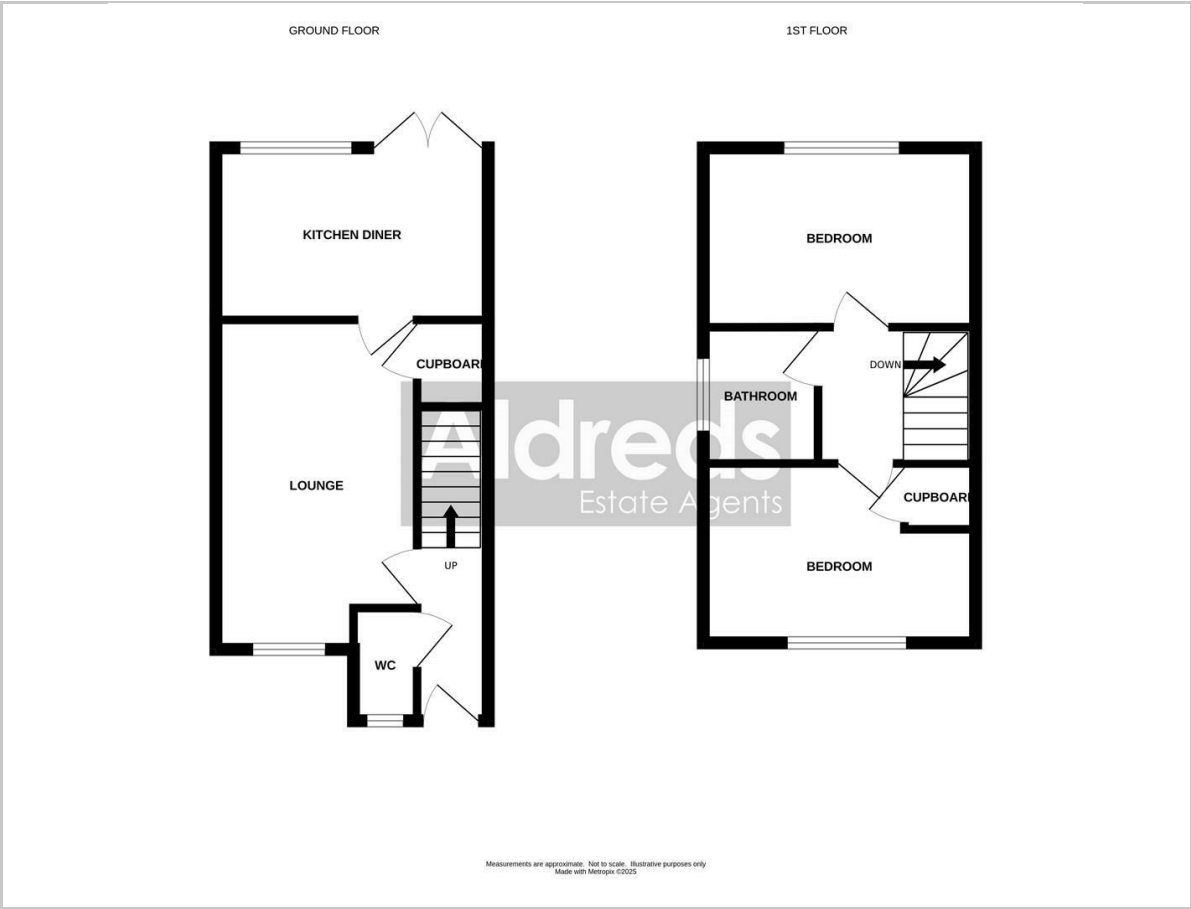
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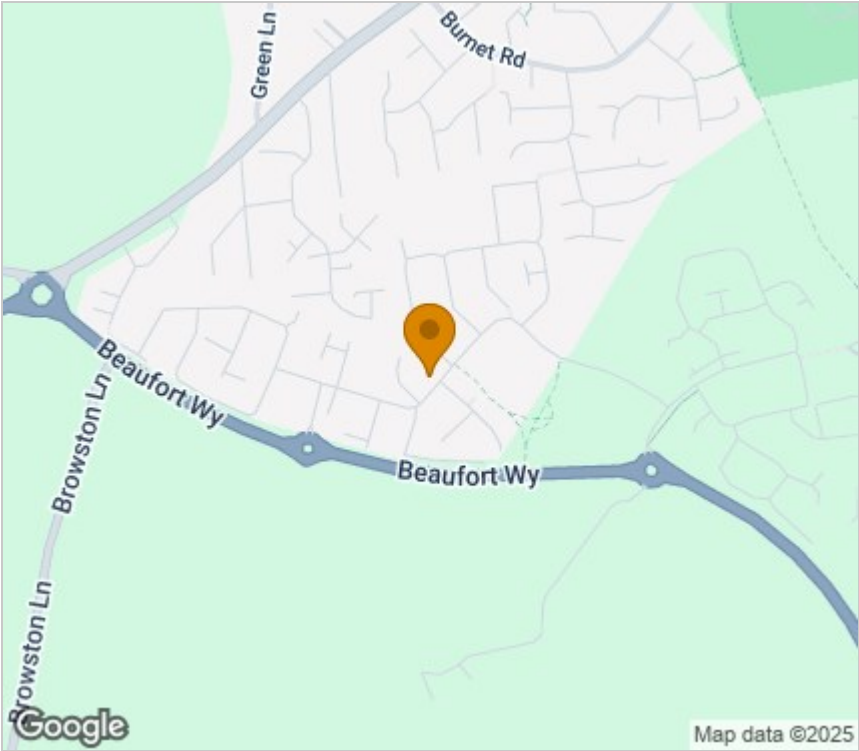
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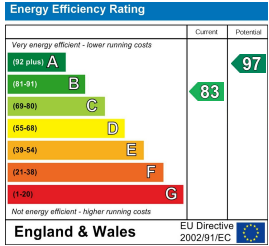
Floor Plan



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.

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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