



38 Colby Drive, Bradwell

£350,000 Freehold

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Council Tax band: D

Tenure: Freehold

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Location

Bradwell is a highly regarded coastal village offering a strong sense of community alongside a wide range of day-to-day amenities, including schools, shops and leisure facilities. The area benefits from easy access to nearby Great Yarmouth, which provides further shopping, services and transport links. With coastal walks, green spaces and beaches close by, Bradwell remains a popular choice for families and professionals alike looking to enjoy both convenience and a relaxed lifestyle.

Colby Drive

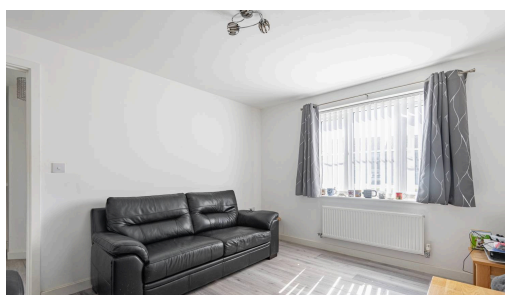
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The ground floor provides a comfortable and inviting lounge, perfect for relaxation, while a second reception room offers excellent versatility, lending itself to use as a formal dining room, playroom, home office or snug depending on individual requirements. To the rear of the home, the open-plan kitchen and dining area forms a natural hub, offering a sociable space with views over the garden and ample room for family meals or hosting guests.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including a principal bedroom benefitting from the added convenience of an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, ensuring the layout works comfortably for growing families or visiting guests.

Outside, the property enjoys a landscaped rear garden, arranged with both practicality and enjoyment in mind. A stone patio creates an ideal spot for outdoor seating and dining, while the lawn provides space for children, pets or simply relaxing. To the side of the property, there is access to a garage, with additional off-road parking positioned to the front, offering useful storage and parking options.

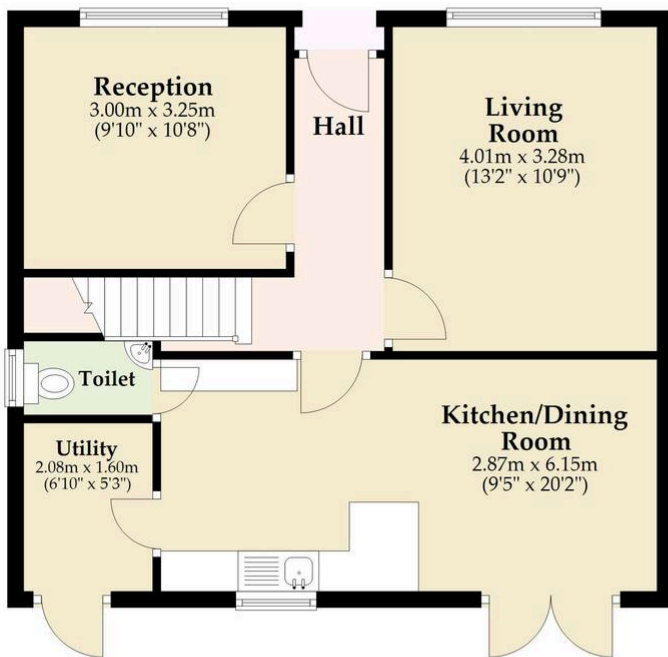
Overall, this is a well-presented and thoughtfully arranged family home, ideally positioned within a sought-after residential area, and offering generous living space both inside and out.

Agents Note



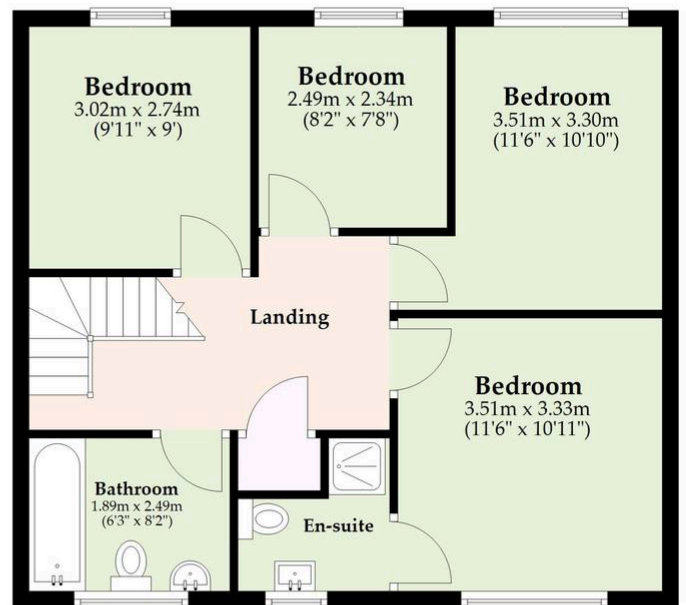
Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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