

**Aldreds**  
Estate Agents

33 Colby Drive

Bradwell, NR31 9FT

£310,000



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## 33 Colby Drive

Bradwell, NR31 9FT

Situated within a modern and sought-after estate, this well-presented three-bedroom detached home offers stylish and spacious accommodation, ideal for families and professionals alike. The ground floor features a bright open-plan kitchen/diner, perfect for everyday living and entertaining, along with a convenient downstairs WC. Outside, the property benefits from a driveway providing off-road parking for two vehicles, an integral garage, and a beautifully maintained south-facing garden.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom complete with en-suite shower room, alongside a modern family bathroom. Well kept throughout, this attractive home is ready to move straight into and enjoys an excellent location with transport links and a wide range of local amenities close by.

### Porch

LVT floor, double glazed door to front, radiator, access to lounge.

### Lounge

10'3" x 16'1" (max) (3.13m x 4.92m (max))

LVT floor, double glazed window to front, radiator, access to inner hall.

### Inner Hall

LVT floor, radiator, access to downstairs WC, kitchen and stairs to first floor.

### Kitchen

18'9" x 7'7" (5.73m x 2.33m)

Vinyl floor, double glazed window and French doors to rear, laminate counter tops with inset cupboards and drawers, integrate sink and draining board, oven and hob, fridge freezer and washing machine. Cupboard housing gas boiler.

### WC

LVT floor, WC, basin, radiator.

### First Floor Landing

Carpet floor, double glazed window to side, access to 3 bedrooms, bathroom and storage cupboard.

### Bedroom 1

14'2" x 9'6" (max) (4.32m x 2.91m (max))

Carpet floor, 2 double glazed windows to front, radiator, access to En-Suite.

### En-Suite

Vinyl floor, double glazed window to front, radiator, WC, basin, shower cubicle with wall mounted shower.





#### Bedroom 2

8'8" x 11'3" (2.66m x 3.43m)

Carpet floor, double glazed window to rear, radiator.

#### Bedroom 3

9'10" x 7'10" (3.00m x 2.40)

Carpet floor, double glazed window to rear, radiator.

#### Bathroom

Vinyl floor, double glazed window to side, bath tub, WC, basin and heated towel rail.

#### Garage

Up and over door, concrete floor, electricity connection.

#### Outside Front

Brick weave driveway, small grass patch.

#### Outside Rear

Grass lawn, 2 decked seating areas, timber fence boundaries, timber lean-to storage shed.

#### Council Tax

Great Yarmouth Borough Council - Band C

#### Tenure

Freehold

#### Services

Mains gas, water, electric, drainage

#### 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

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn left at the roundabout, turn left into Colby Drive.

#### What 3 Words

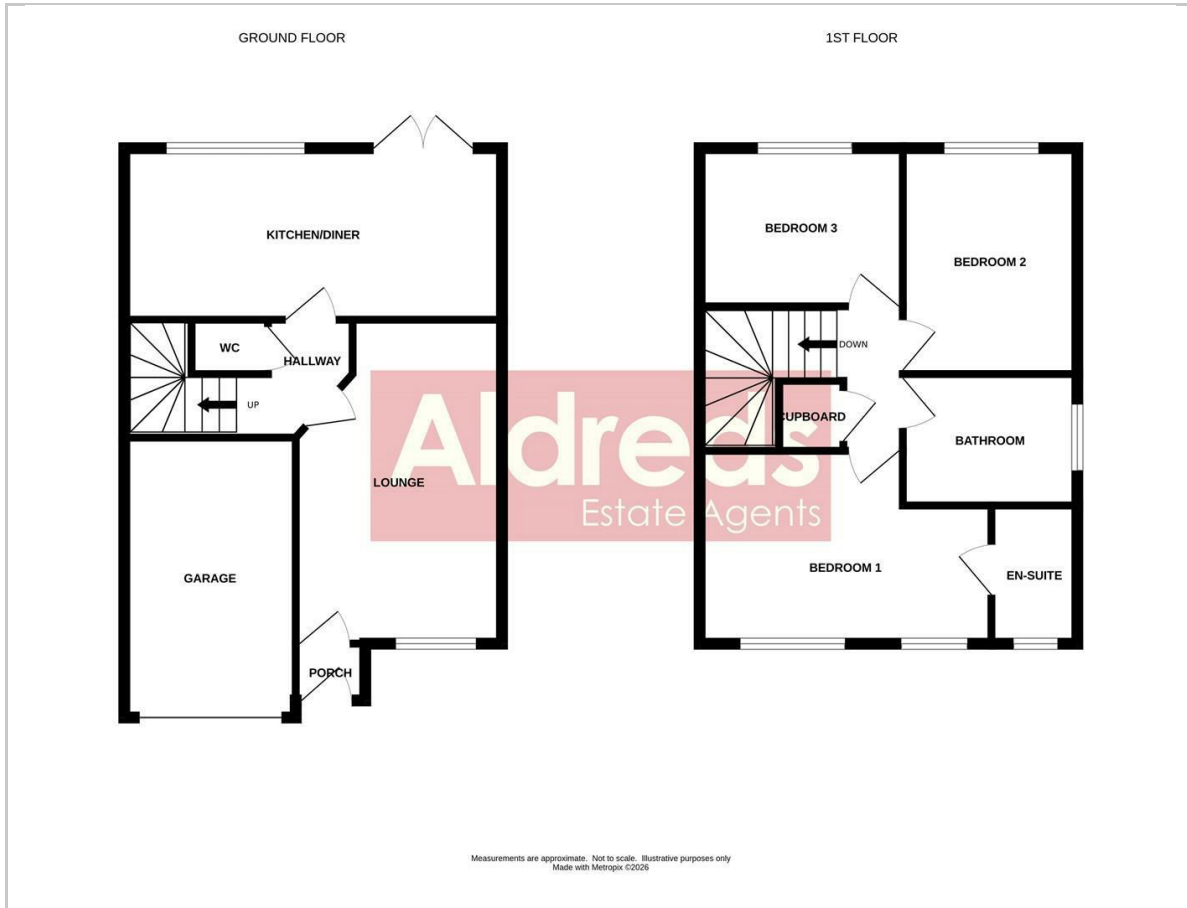
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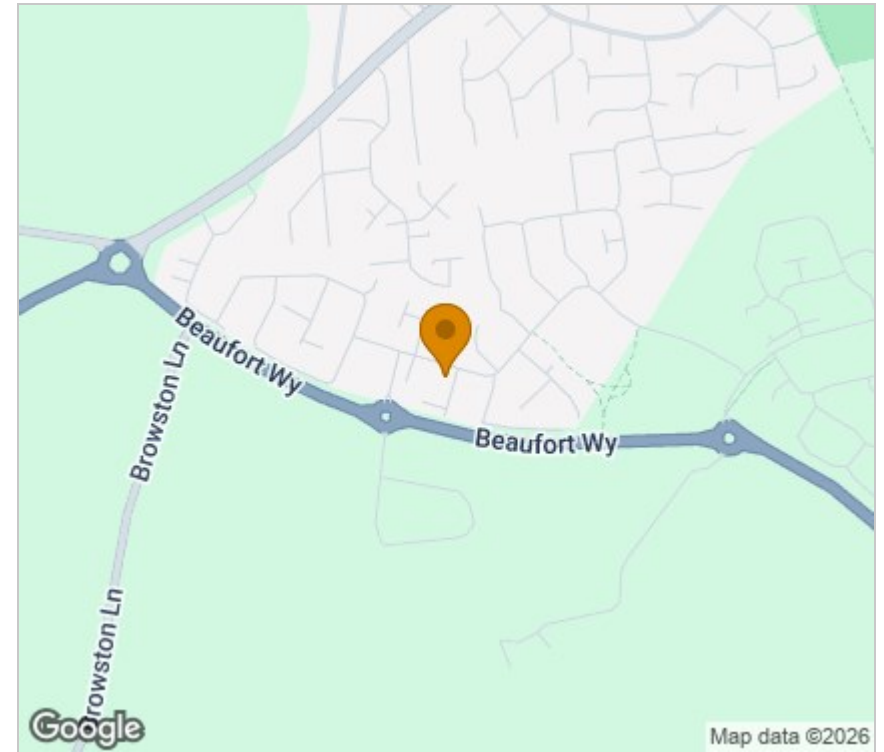
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## Floor Plan



## Area Map



## Viewing

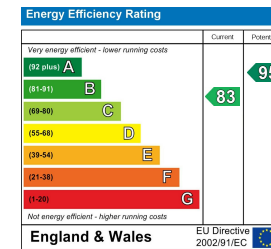
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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