

Aldreds
Estate Agents



12 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

£330,000



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12 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

A spacious and well presented, modern four bedroom detached house sitting in this popular location. On the ground floor there is an entrance hall, two reception rooms, kitchen/breakfast room, utility room and a cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and a bathroom. Gas central heating and double glazing. Outside there are front & rear gardens and a driveway to garage.

Entrance Hall

Door to front, stairs to landing, radiator

Lounge

13'3" x 10'9" (4.04 x 3.28)

Double glazed window to front aspect, radiator

Dining Room

10'9" x 9'10" (3.3 x 3)

Double glazed window to front aspect, radiator

Kitchen/Breakfast Room

20'4" x 9'5" (6.2 x 2.88)

Base & wall units with worktops, double glazed window to rear aspect, double glazed French doors to rear garden, radiator, sink with drainer, gas hob, electric oven

Utility Room

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

Door to rear, plumbing for washing machine, wall mounted gas boiler

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect

Landing

Master Bedroom

11'5" x 10'11" plus recess (3.5 x 3.35 plus recess)

Double glazed window to rear aspect, radiator, door to

Ensuite Shower Room

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect

Bedroom 2

11'5" x 8'6" (3.5 x 2.6)

Double glazed window to front aspect, radiator





Bedroom 3

9'10" x 9'0" (3 x 2.75)

Double glazed window to front aspect, radiator

Bedroom 4

8'2" x 7'8" (2.5 x 2.35)

Double glazed window to front aspect, radiator

Bathroom

8'2" x 6'5" (2.5 x 1.96)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

Outside

To the front there is a small garden area. To the rear there is a driveway leading to garage, the garage has an up & over door and benefits from power & light, The rear garden is lawned with decked & paved patios, outside power points

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band D

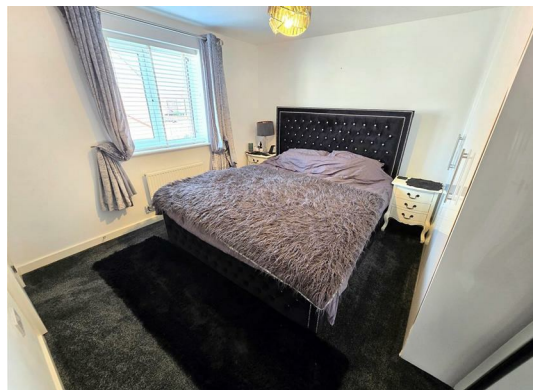
Location

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.

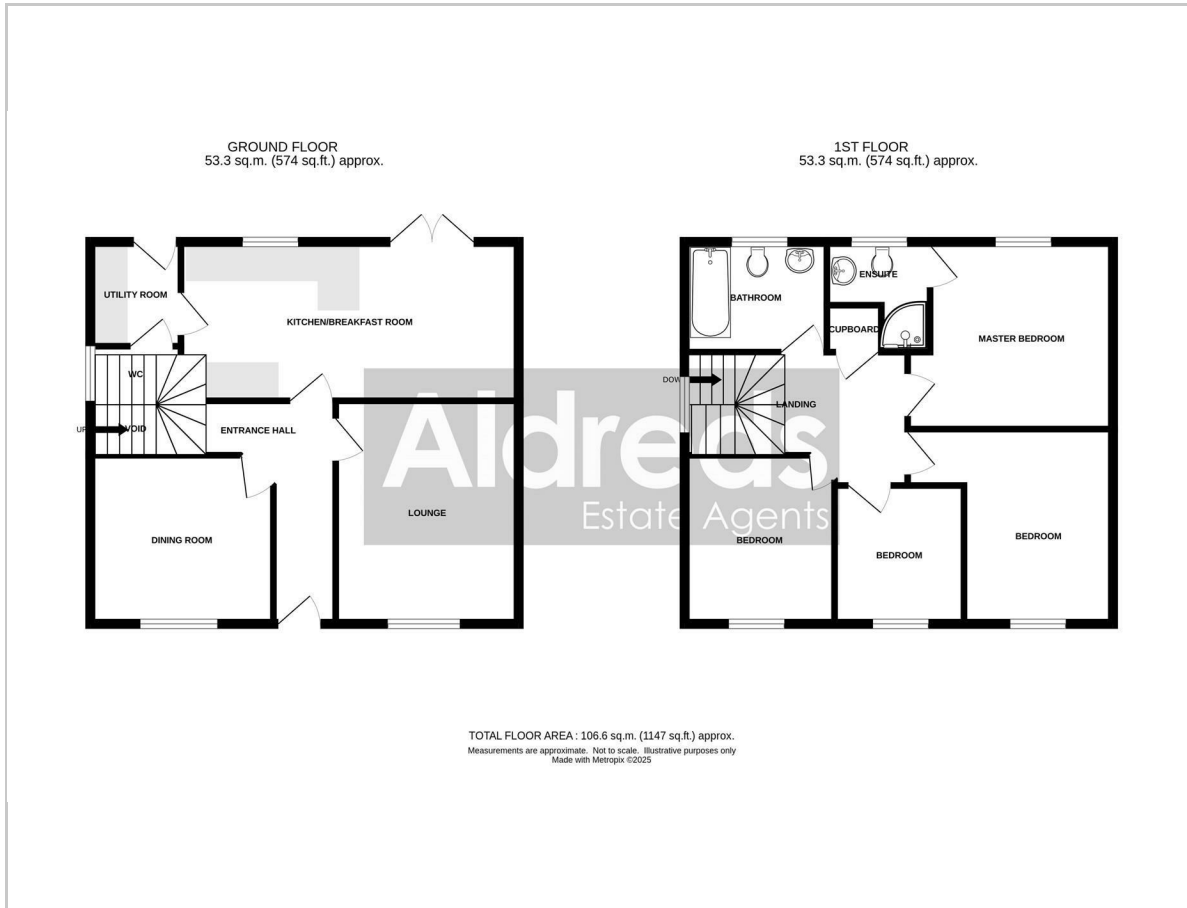
Directions

Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn right onto Colby Drive.

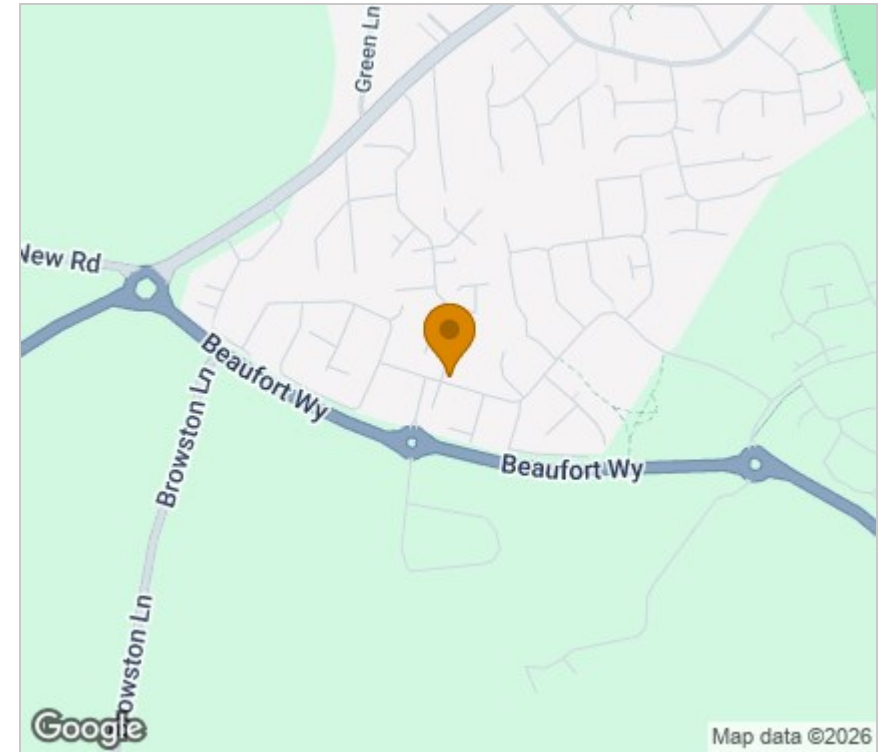
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Floor Plan



Area Map



Viewing

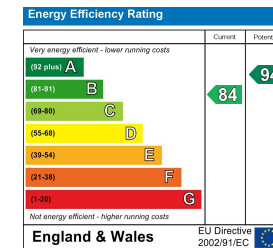
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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