



7 Cotman Drive

, Bradwell, NR31 9RE

Guide Price £375,000 - £400,000



# 7 Cotman Drive

Bradwell, NR31 9RE

\*\*\*Chain Free\*\*\* \*\* GUIDE PRICE £375,000 - £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

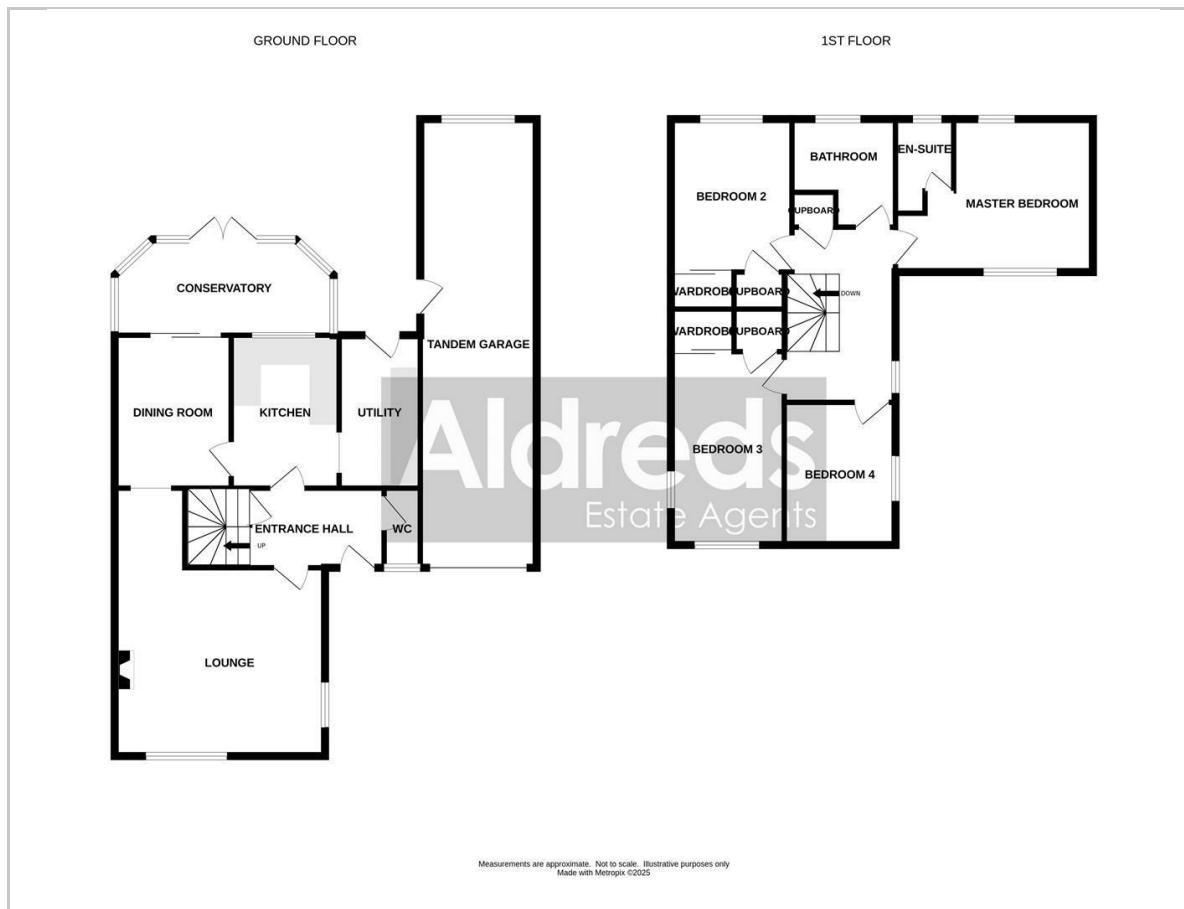
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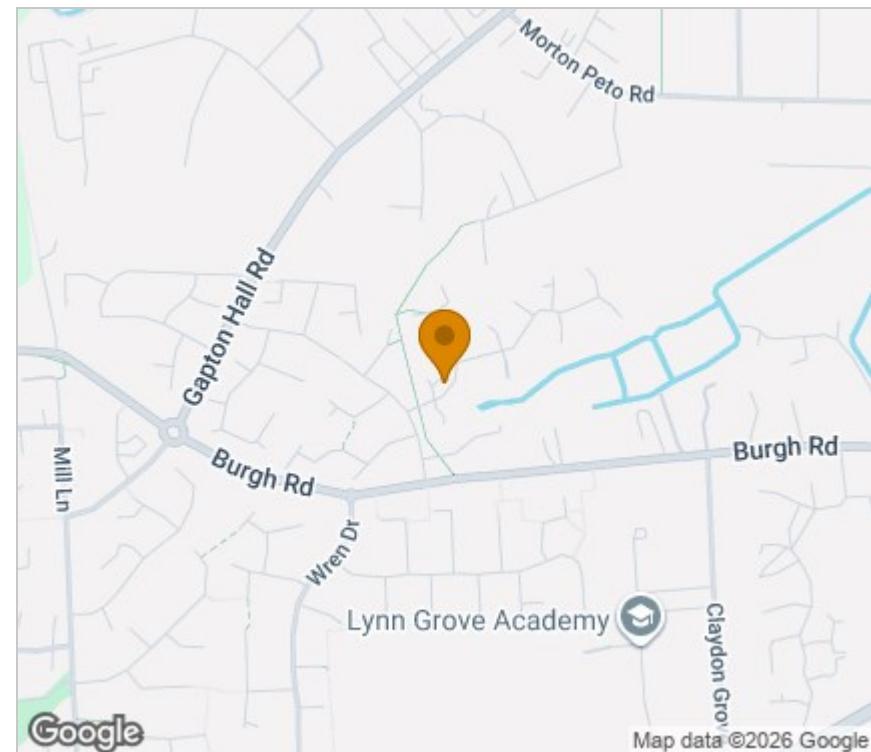
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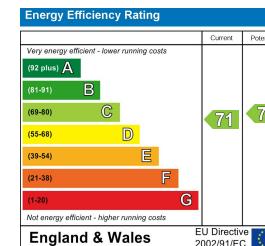
## Floor Plan



## 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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