

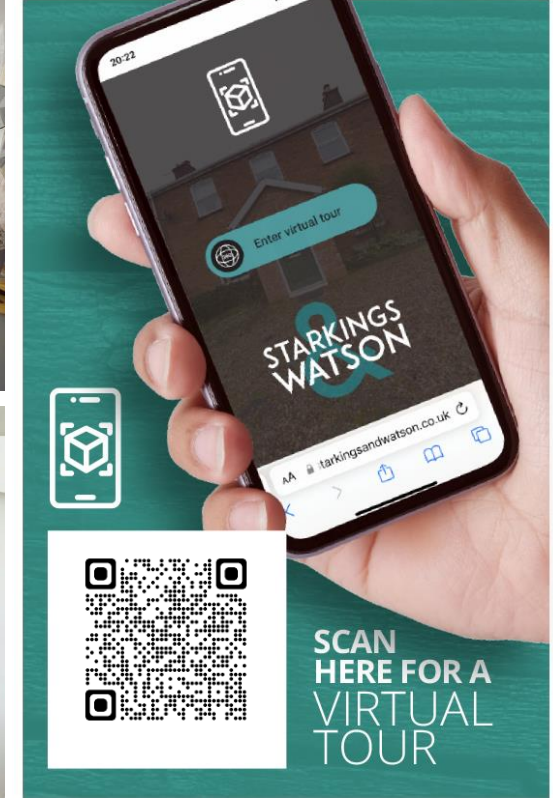
COLBY DRIVE

Bradwell, Great Yarmouth NR31 9FT

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- End Of Terrace House
- 14' Sitting Room
- Family Bathroom & En-Suite
- Kitchen/Dining Room
- Three Bedrooms Over Two Floors
- Off Road Parking
- Private & Enclosed Rear Garden
- Immaculately Presented

IN SUMMARY

This brilliantly presented END OF TERRACE TOWN HOUSE style home situated in this SOUGHT AFTER DEVELOPMENT offers a versatile accommodation ACROSS THREE FLOORS creating the PERFECT FAMILY HOME. On the ground floor a WELL-LIT and open SITTING ROOM offers internal storage, a short walk through to the DOWNSTAIRS CLOAKROOM and then into the KITCHEN/DINING ROOM with INTEGRATED COOKING APPLIANCES. The second floor gives access to two of the THREE DOUBLE BEDROOMS as well as the well-presented FAMILY BATHROOM, the third floor gives way to the larger of the bedrooms, benefiting from an EN-SUITE SHOWER ROOM. Externally, there is a lawn rear garden, ideal for the family to enjoy, as well as AMPLE OFF ROAD PARKING.

SETTING THE SCENE

The property is accessed via a separate road off the main drive giving access to the few properties in this row. The front of the property has a manageable lawn garden, shingle border and flagstone pathway. To the side, there is a large brick weave driveway suitable for multiple vehicles.

THE GRAND TOUR

Stepping inside, you are first greeted by a more than handy porch entrance ideal for hanging your coat and kicking off your shoes after a walk with the family before entering the sitting room. A large conventional space with carpeted flooring under foot, also boasts additional under the stair storage to help keep this busy space tidy, this room lends itself to any suitable layout for the new occupants, with a uPVC window overlooking the green to the front of the property. Leading from here into the central lobby there is access to the stairs as well as the cloakroom which offers a modern, tasteful décor. To the rear of the property is the kitchen/dining room space with tiled flooring, uPVC French doors to the rear garden and a multitude of wall and base mounted storage set around complimentary rolled edge work surfaces. The kitchen also offers integrated cooking appliances in the form of the electric oven and gas hob with extraction above as well as plumbing for the washing machine, and space for a free standing fridge/freezer. To the first floor, the central hallway gives access to both bedrooms and the family bathroom. The first bedroom to the front of the property has two windows allowing light to flood this room, a great amount of floor space for soft furnishings and the gas radiator to keep the room warm in the colder months. The smaller of the three bedrooms, still a good sized double room, faces the rear of the property overlooking the rear garden with carpeted flooring and additional space for added storage. Sitting between the two rooms is the spacious family bathroom with three piece suite with shower over, vinyl flooring under foot, modern tiled surround and a radiator. Heading to the second floor, there is a smaller landing with internal storage space opening to the main bedroom with vaulted ceilings, integrated floor to ceiling wardrobes



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and carpeted flooring leading to the en-suite shower room with vaulted ceiling and radiator.

THE GREAT OUTDOORS

The rear garden is a low maintenance space, with artificial lawn, timber fence surround and shingle border as well as a timber shed. A perfect space for the family to enjoy with side access gate, leading to the path to the driveway.

OUT & ABOUT

The village of Bradwell offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from and to other parts of Bradwell and onto Great Yarmouth via Gorleston. Gorleston is about two miles away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores. Gorleston has a beautiful award winning unspoilt sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

FIND US

Postcode : NR31 9FT

What3Words : ///drummers.blaze.tablet

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Please note there is an Estate/Service Charge payable to Remus Management of £115.00 per annum, payable in January each year.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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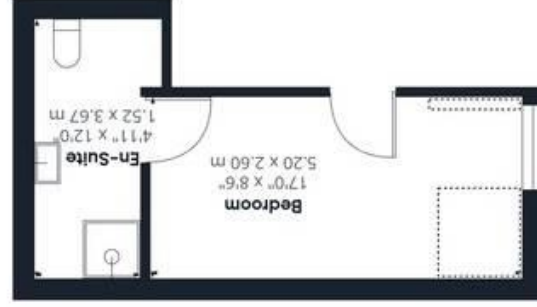
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom
 (below 1.5m/4.9ft)

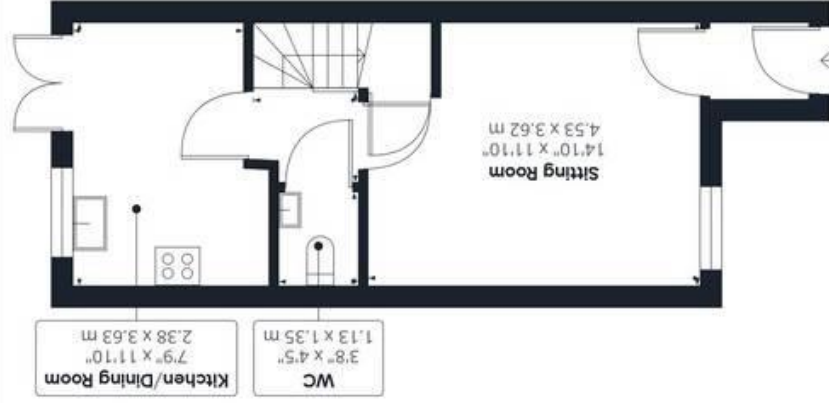
(1) Excluding balconies and terraces

Approximate total area¹
 889.79 ft²
 82.66 m²
 Reduced headroom
 17.22 ft²
 1.6 m²

Floor 2



Ground Floor



Floor 1

