

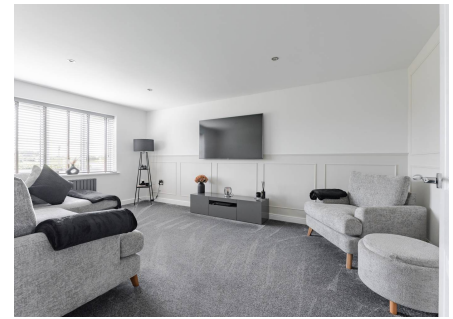
1 Colby Drive, Bradwell

£450,000 Leasehold

This modern five-bedroom detached home is situated on a private road, at the end of a cul de sac, in a desirable development in Bradwell. The perfect family home is located in a sought-after village with countryside walks nearby, great for a Sunday stroll. There is a range of schools surrounding the development alongside local amenities inclusive of shops, pubs and restaurants and transportation links within proximity. This home is finished to a high standard with a modern touch throughout featuring an open plan kitchen/ family room to the rear fitted with a Wiltshire shaker style kitchen opening onto a sizeable, private rear garden with a brickweave corner patio.

Location

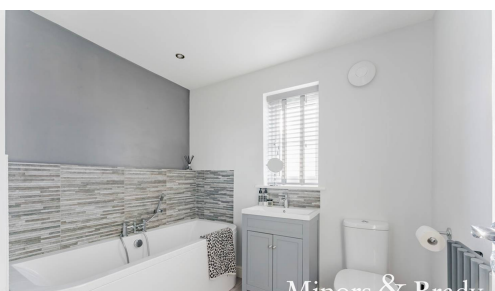
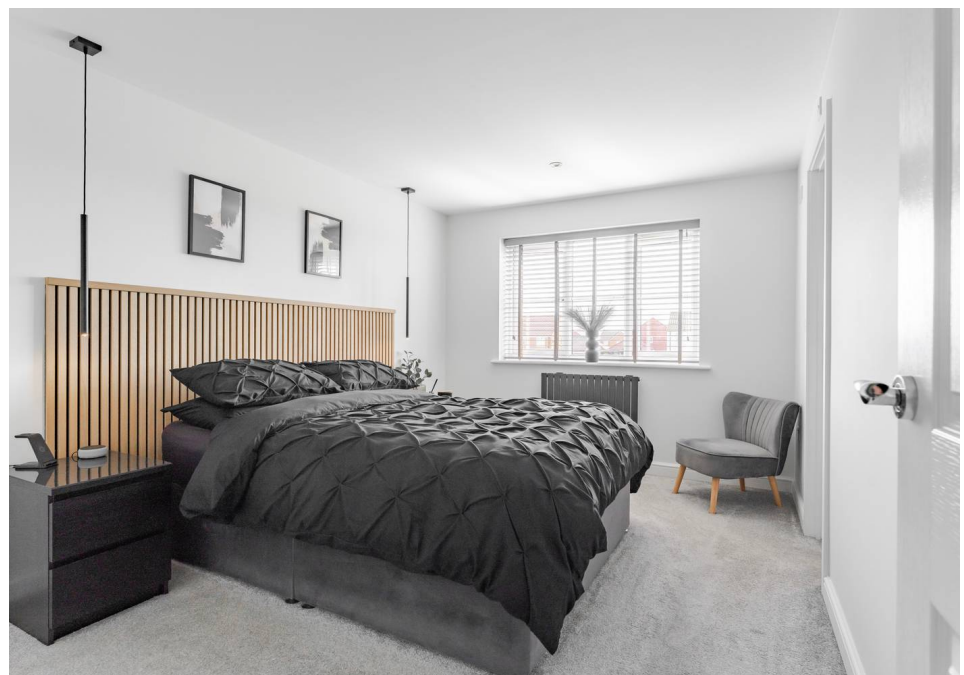
Colby Drive is located in the picturesque village of Bradwell, near Great Yarmouth, in the county of Norfolk. This residential area offers a peaceful and family-friendly environment, with proximity to essential amenities such as local shops, schools, and healthcare facilities. The property is well-connected by road, with easy access to the main road, providing convenient routes to Great Yarmouth, Lowestoft, and other nearby towns. Public transport services are also readily available, with regular bus routes linking Bradwell to surrounding areas. For leisure and recreation, residents can enjoy nearby parks, green spaces, and the scenic Norfolk Broads, which offer a variety of outdoor activities. Additionally, the coastal attractions of Great Yarmouth, including its famous beaches and seaside entertainment, are just a short drive away, making Colby Drive an ideal location for those seeking a blend of village charm and coastal convenience.



Agents Note

We understand that the property is being sold as a leasehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - E



Colby Drive, Bradwell

Upon entering this inviting residence, you are greeted by a contemporary entrance hallway. The entrance hallway has a cloakroom that provides a convenient space for guests to store their coats and belongings, ensuring a clutter-free and welcoming entrance area. Leading to a spacious open-plan kitchen that seamlessly flows into the generous rear garden, offering a perfect space for both relaxing and entertaining. The modern kitchen boasts an island, built-in cabinets and integrated appliances offering ample space for meal preparation. The property comprises two reception rooms, including a bright and airy dining room and a spacious lounge, providing ample space for daily living and special occasions. The lounge is completed with carpet floors adding to the cosy feel of the space.

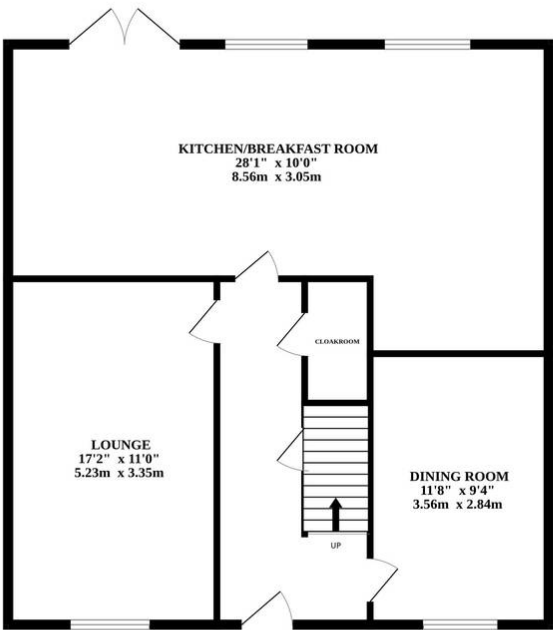
Ascend to the first floor, this home features five well-appointed bedrooms that ensure versatile living spaces for residents. Four of the bedrooms each offer built-in wardrobes for convenient storage with an additional cupboard in the hallway for added convenience. The master bedroom boasts a luxurious ensuite bathroom, while the remaining bedrooms are serviced by a family bathroom. The entire property exudes a modern aesthetic, ensuring a comfortable and stylish living environment throughout.

Outside, an enclosed garden provides a private space for outdoor activities and relaxation with the added convenience of a brick-weave corner patio. The property features a spacious driveway and garage, offering ample parking and secure storage options for vehicles and other belongings. The corner plot location allows for additional privacy and space to enjoy the serene surroundings of this property.

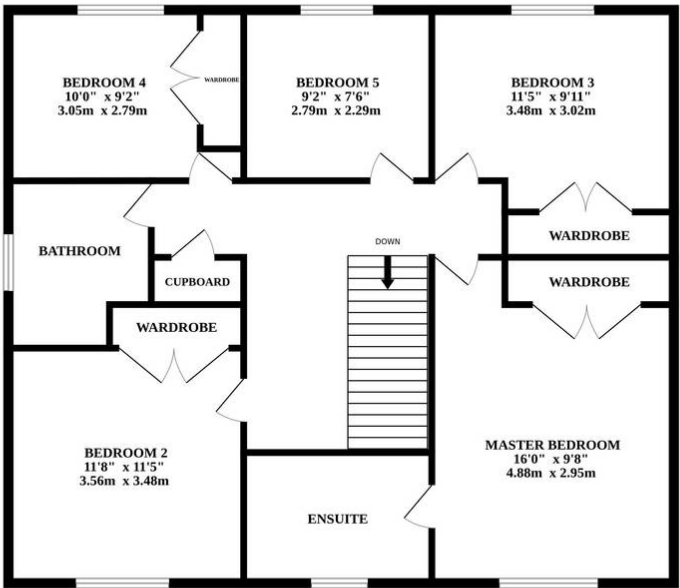
Conveniently situated in a sought-after location, this property offers easy access to local amenities, schools, and transport links. This five-bedroom detached house represents a rare opportunity to acquire a modern and spacious family home on a corner plot within an exclusive cul de sac location. With its recent renovations, open-plan layout, and ideal positioning, this property is sure to exceed expectations and provide a comfortable and stylish living experience for its new owners.



GROUND FLOOR



1ST FLOOR



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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