



13 Colby Drive, Bradwell

Great Yarmouth



Minors & Brady

13 Colby Drive

Bradwell, Great Yarmouth

Situated in the sought-after area of Bradwell, this chain-free, beautifully presented detached family home offers the perfect blend of modern style and everyday practicality. Recently built and thoughtfully finished, it combines bright, spacious interiors with a contemporary design that suits modern family living. The property boasts a generous reception room with garden views, a stylish kitchen with herringbone flooring, and three well-proportioned bedrooms, including a principle suite with sliding wardrobes and en-suite. Outside, a low-maintenance walled garden with artificial turf and patio provides the ideal space to relax and entertain. With ample parking, a single garage, and easy access to both local amenities and the stunning Norfolk coast, this home offers convenience and comfort in equal measure.

- Detached modern family home, offered chain free, making the buying process smoother and quicker
- Bright and spacious reception room with garden views, a welcoming living space designed for both relaxing evenings and entertaining family or friends
- Contemporary kitchen with herringbone-style flooring, offering ample storage, generous workspace, and room for family dining
- Principle bedroom with wardrobes and en-suite shower room
- Two further generously sized bedrooms – ideal for children, guests, or a home office, ensuring flexibility
- Cosy, neutral décor throughout – creating a calm and inviting atmosphere
- Low-maintenance rear garden with artificial turf, perfect for busy households, offering year-round greenery without the upkeep





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The Location

The property enjoys a well-connected and convenient location within Bradwell, offering everything needed for modern family living. Just a short distance from Great Yarmouth, residents have easy access to a wide variety of shopping, dining, and leisure facilities, as well as the stunning Norfolk coastline with its sandy beaches and scenic coastal walks.

The area is well served by a choice of highly regarded schools, healthcare facilities, and everyday amenities, making it a practical choice for families and professionals alike.

Excellent road links and public transport connections ensure straightforward travel to nearby towns and Norwich city centre, while the surrounding green spaces, parks, and recreational areas provide plenty of opportunities for outdoor activities and an active lifestyle.

Combining convenience, community, and coastal charm, this location offers an ideal balance between peaceful residential living and easy access to all essential services.



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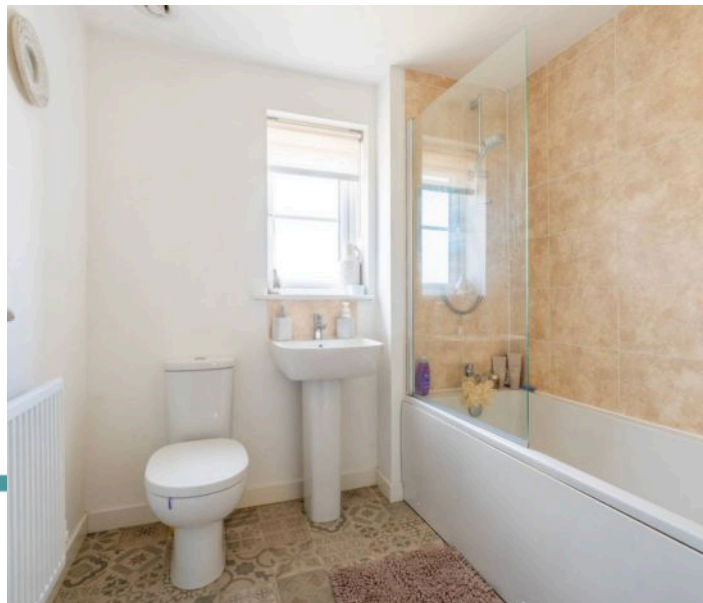
Colby Drive, Bradwell

This beautifully presented detached family home is offered to the market chain free and enjoys a highly desirable location, perfect for modern family living. Recently built and thoughtfully designed, the property combines contemporary style with everyday practicality, making it an ideal choice for buyers looking for both comfort and convenience.

The welcoming entrance opens into a bright and spacious reception room, complete with lovely garden views, creating an inviting space to relax or entertain. A well-designed kitchen showcases stylish herringbone-style flooring and provides functionality for daily routines while offering plenty of room for family dining and meal preparation.

Upstairs, the accommodation includes three generously proportioned bedrooms. The standout feature is the principle bedroom, which benefits from sleek sliding wardrobes and a stylish en-suite. Two further bedrooms, all finished in cosy neutral décor, and an additional family bathroom ensure ample space and comfort for everyone in the household.

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Outside, the property continues to impress with a low-maintenance rear garden featuring artificial turf, a smart patio area for outdoor dining, and walled enclosure providing both privacy and security. To the front, ample parking and a single garage add further practicality to this attractive home.

This is a fantastic opportunity to secure a modern family home in a sought-after area, blending space, comfort, and accessibility in one attractive package. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

Agents Note

Sold Freehold

Connected to all mains services

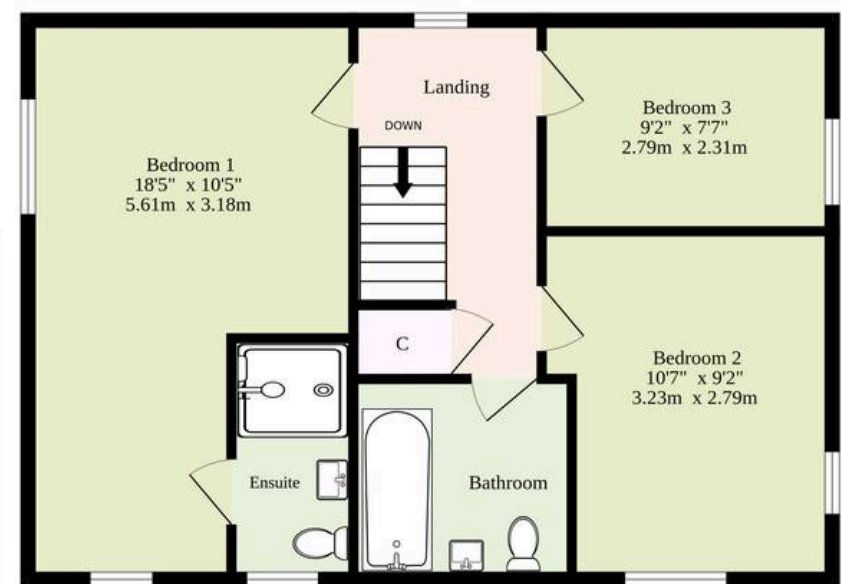
Maintenance Charge: variable



Ground Floor
636 sq.ft. (59.1 sq.m.) approx.



1st Floor
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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