



37 Colby Drive, Bradwell

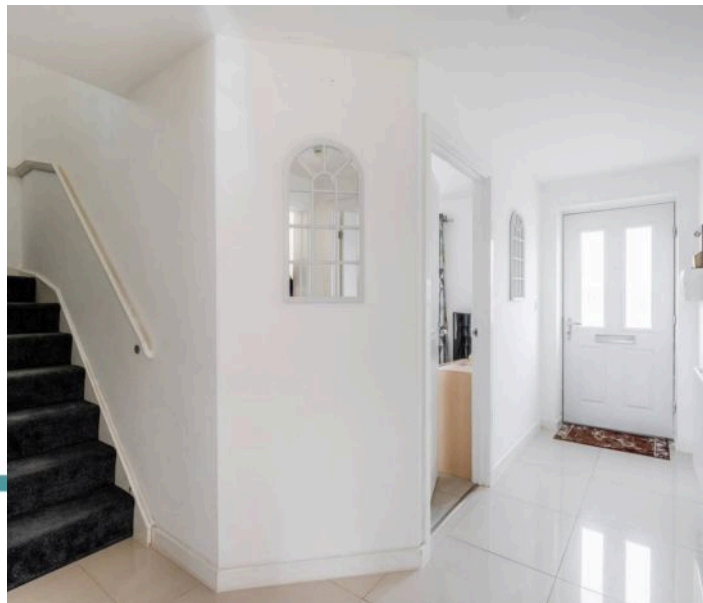
Great Yarmouth

Minors & Brady

37 Colby Drive

Bradwell, Great Yarmouth

Set on a generous plot, the home is presented in turn-key condition, with bright and welcoming interiors that flow effortlessly from room to room. A spacious sitting room invites relaxation, while a flexible dining room adapts to your lifestyle, whether that's formal entertaining, a home office, or a snug. The heart of the home lies in the kitchen/dining area, complete with quality finishes and French doors that open onto a private, south-facing garden, ideal for alfresco living. With four well-proportioned bedrooms, including a principal suite with en-suite, plus a detached garage and ample parking, this is a home that combines everyday practicality with refined family living, encouraging you to explore more.



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37 Colby Drive

Bradwell, Great Yarmouth

- Detached residence proudly positioned on a generous size plot within the village of Bradwell
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Turn-key condition!
- Sitting room inviting relaxation and entertaining, alongside a formal dining room, with the versatility to be a home office, a snug or an additional bedroom
- Kitchen/dining room equipped with quality cabinetry, an integrated oven, space for your own appliances and French doors out to the garden
- Functional utility room and a convenient WC
- Four bedrooms, a private en-suite and a modern family bathroom
- A private, south-facing garden that is well-maintained featuring a patio for seating arrangements and a laid to lawn
- A brick-weave driveway providing off-road parking and a detached garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



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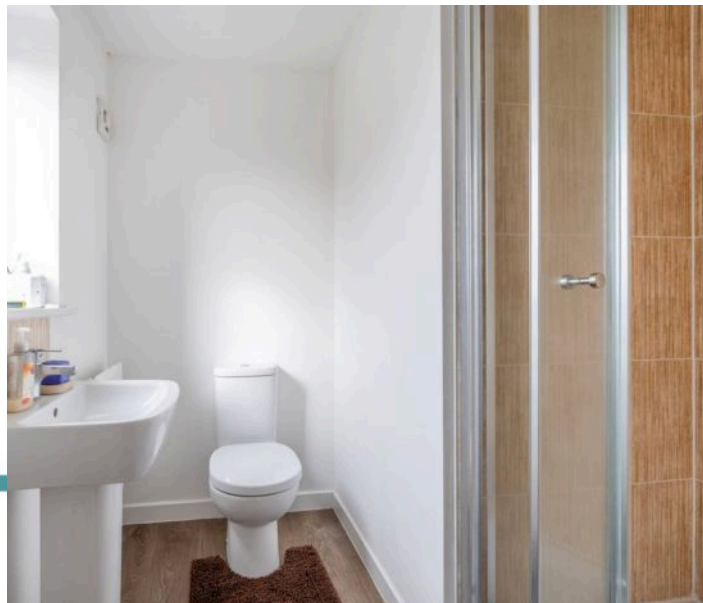
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Bradwell, Great Yarmouth

Location

Colby Drive is a peaceful residential street in the heart of the village of Bradwell, offering a quiet, family-friendly environment with excellent access to local amenities. Within the village, residents can find convenience stores, cafés, and small independent shops, while larger retail and leisure options are a short drive away in Great Yarmouth. Families benefit from nearby schools, including Hillside Primary School, Homefield Church of England Primary School, and Woodlands Primary and Nursery School for younger children, with Ormiston Venture Academy and East Norfolk Sixth Form College serving older students.

Healthcare facilities are conveniently accessible, with local GP surgeries and dental practices nearby, and larger hospitals within easy reach. Transport links are strong: regular bus services connect Bradwell with surrounding towns, and key roads provide straightforward access to Great Yarmouth and beyond.



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37 Colby Drive

Bradwell, Great Yarmouth

This beautifully presented detached residence stands proudly on a generous plot, offering the perfect balance of elegance, comfort, and practicality. Designed to adapt effortlessly to modern family life, the property is finished to a turn-key standard, allowing you to settle straight in and start enjoying the lifestyle it promises.

The welcoming entrance hall sets a refined tone with its bright and airy ambiance, drawing you into the home's flowing layout. The sitting room exudes warmth and comfort, the perfect setting for relaxed evenings with loved ones or hosting guests in style. A separate formal dining room enhances the home's flexibility, equally suited for elegant dinner parties, a productive home office, a cosy snug, or even a fifth bedroom if desired.

At the heart of the property lies the impressive kitchen/dining room, where sleek cabinetry, an integrated oven, and ample space for appliances combine practicality with timeless design. Flooded with natural light and featuring French doors that open directly to the rear garden, this space encourages a seamless indoor-outdoor lifestyle, perfect for summer gatherings or leisurely weekend breakfasts. A dedicated utility room ensures household essentials are neatly tucked away, while a convenient ground-floor WC adds to the thoughtful design.

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The first floor is home to four generously proportioned bedrooms, each offering versatility and comfort. The principal suite provides a private space with its own en-suite shower room, while the remaining bedrooms are served by a stylish, modern family bathroom, ideal for growing families or visiting guests.

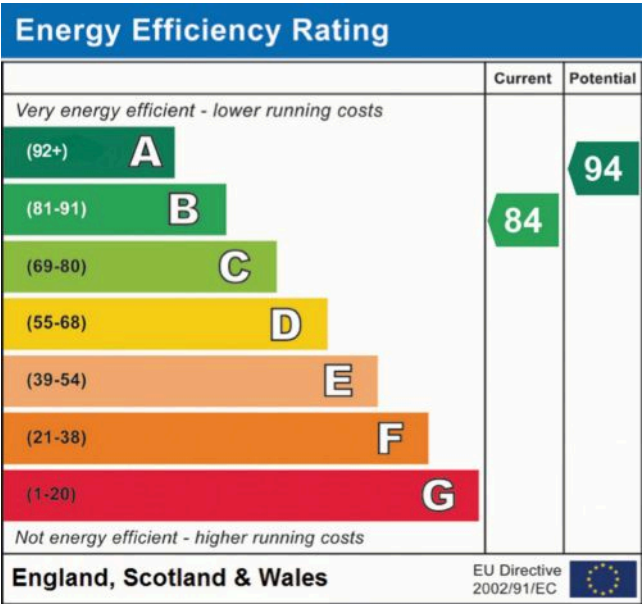
Step outside and you'll find a private, south-facing garden, beautifully maintained and designed with both relaxation and entertainment in mind. A well-kept lawn offers space for children to play, while a patio area invites al fresco dining or evening drinks as the sun sets. To the front, a brick-weave driveway provides ample off-road parking, complemented by a detached garage that offers excellent storage or workshop potential.

This is more than just a house, it is a home crafted for modern living, where generous proportions, adaptable spaces, and high-quality finishes combine to create a residence of lasting appeal. Perfectly placed within Bradwell, with its welcoming community and excellent amenities close at hand, it offers an enviable lifestyle for families and professionals alike.

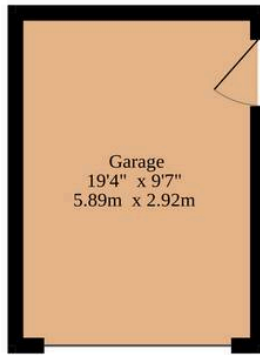
Agents note

Freehold

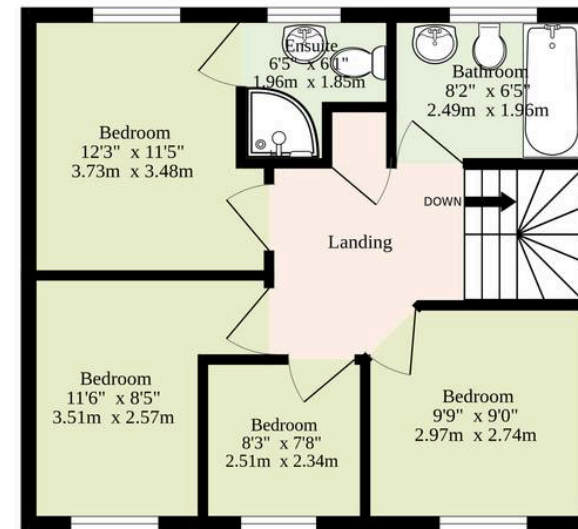
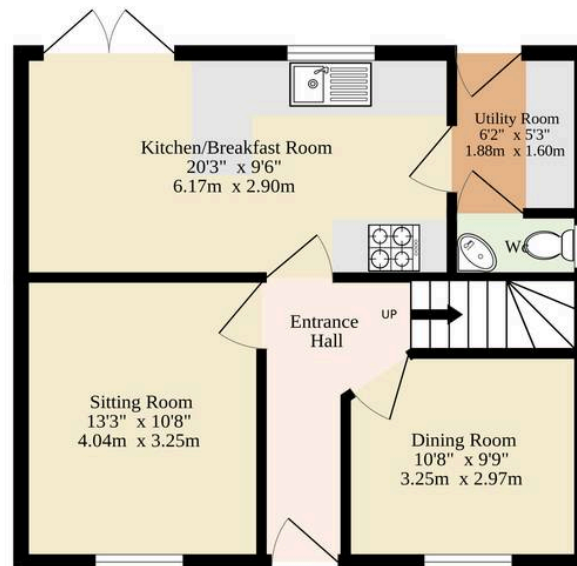
Service charge: Approx. £180 p/a



Ground Floor
750 sq.ft. (69.7 sq.m.) approx.



1st Floor
594 sq.ft. (55.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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

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