

Church Road, Gorleston, Great Yarmouth

Guide Price £175,000 - £185,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Close to Amenities & Schools
- ✓ Spacious Semi-Detached Home
- ✓ Elevated Position with Large Garden
- ✓ Modern Finish with Period Features
- ✓ Two Reception Rooms
- ✓ Kitchen & Utility Room
- ✓ Three Double Bedrooms
- ✓ Family Bathroom with Shower

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Occupying an ELEVATED POSITION with LARGE GARDENS, this well maintained SEMI-DETACHED HOME is perfectly suited to access THE HIGH STREET, with excellent transport links and is within WALKING DISTANCE to popular LOCAL SCHOOLS. With a MODERN finish and various CHARACTER FEATURES, the property offers a HALL ENTRANCE, 11' BAY FRONTED sitting room with feature fire place, dining room with FRENCH DOORS to the garden, MODERN KITCHEN with space for a RANGE COOKER, and useful UTILITY ROOM. The first floor offers a SPACIOUS LANDING with THREE DOUBLE BEDROOMS and family bathroom with a SHOWER over the bath. To the rear, the GARDENS have been landscaped with a DECKED SEATING AREA, lawned garden, various mature PLANTING and a useful TIMBER STORAGE SHED.

LOCATION

The property is situated in the heart of Gorleston, which offers a wealth of local amenities whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich. Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

DIRECTIONS

You may use your Sat-Nav (NR31 6NU), but to help you...From Gorleston High Street, head in a southerly direction, turning right onto Church Lane. At the roundabout turn right onto Church Road, where the property can be found on your left hand side, indicated by our For Sale board.

AGENTS NOTE

The property is located opposite a former commercial premises of EE Green which we understand to have planning permission for a residential development. Potential purchasers should make their own enquiries before viewing.

The property occupies an elevated position with a brick walled front boundary and steps leading to the raised shingled garden and main entrance door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, coved ceiling, doors to:

SITTING ROOM

11' x 10' 11" Max. (3.35m x 3.33m) Feature cast iron fire place set within decorative timber surround and marble hearth, wood effect flooring, radiator, uPVC double glazed window to front, television point, picture rail, coved ceiling.

DINING ROOM

11' 8" x 10' 1" Max. (3.56m x 3.07m) Wood effect flooring, radiator, uPVC double glazed French doors to rear garden, coved ceiling, door to:

KITCHEN

10' 3" x 9' (3.12m x 2.74m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset ceramic butler sink with mixer tap, matching up-stands, space for range style gas cooker with extractor fan, wood effect flooring, space for dishwasher, uPVC double glazed window to side, coved ceiling with recessed spotlighting, opening to:

UTILITY ROOM

9' 1" x 4' 3" (2.77m x 1.3m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine and fridge freezer, wall mounted gas fired central heating boiler, wood effect flooring, glazed roof, uPVC double glazed French doors to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, thermostat heating control, built-in airing cupboard housing hot water tank, loft access hatch, doors to:

DOUBLE BEDROOM

10' 1" x 8' 11" (3.07m x 2.72m) Wood effect flooring, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

10' 2" x 9' 4" Max. (3.1m x 2.84m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

10' 10" x 9' 4" Max. (3.3m x 2.84m) Wood effect flooring, radiator, uPVC double glazed window to front x2, coved ceiling.

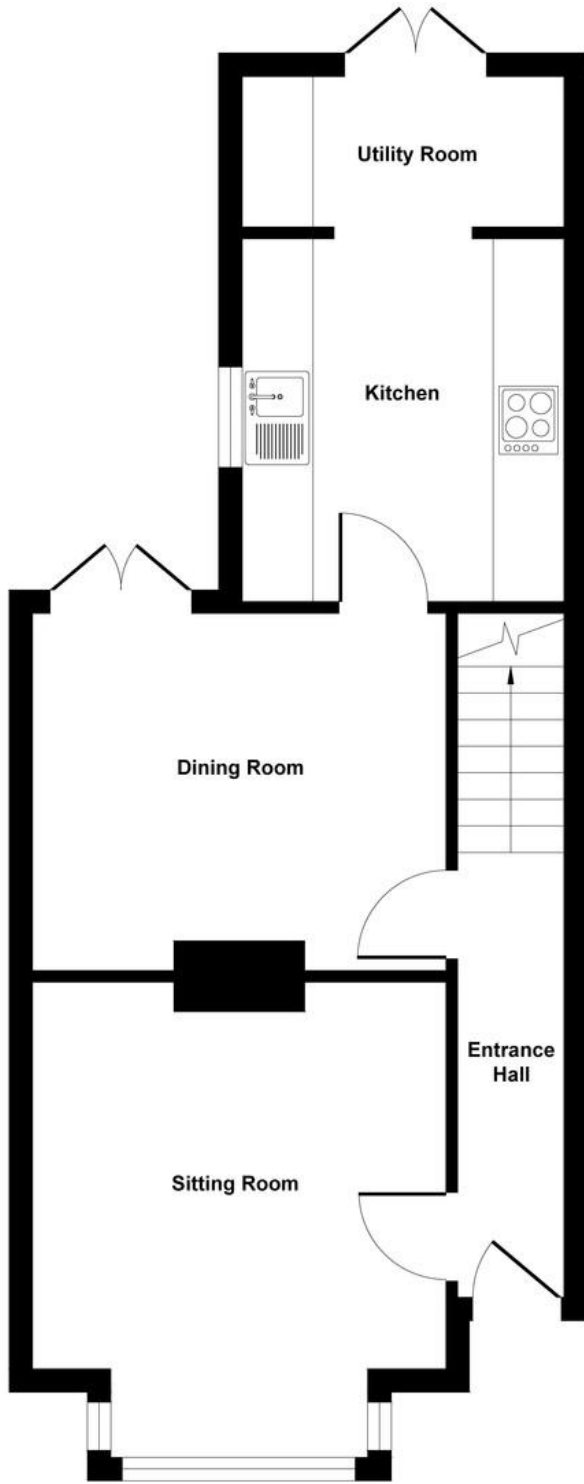
FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to front, extractor fan, coved ceiling.

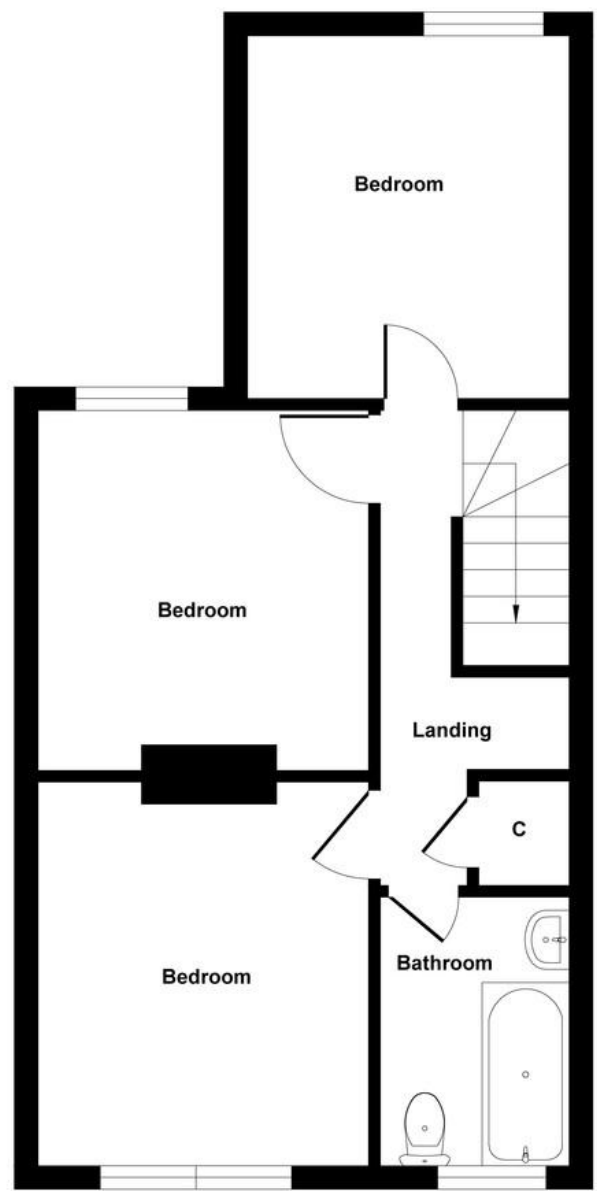
OUTSIDE REAR

Leaving the property via the utility room French doors, a spacious lawned garden can be found with an adjacent timber decked seating area. An area of shingle can be found with the garden extending with a range of mature flower and shrub borders - all enclosed with timber panelled fencing and a timber gate to the front garden. The garden also offers a timber built shed offering storage and huge potential to further landscape making use of the gardens bright and sunny aspect.





Ground Floor
 Approximate Floor Area
 469 sq. ft
 (43.57 sq. m)



First Floor
 Approximate Floor Area
 416 sq. ft
 (38.64 sq. m)

Approx. Gross Internal Floor Area 885 sq. ft / 82.21 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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