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## 15 Royal Avenue Great Yarmouth, NR30 4EB

- OVER 1640 SQ FT of LIVING
- EPC TBA
- BRICKWEAVE DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- 4 ENSUITE BEDROOMS
- MANICURED WRAP AROUND GARDENS
- DINING ROOM / SNUG
- STUNNING KITCHEN & UTILITY ROOM
- BEAUTIFULLY PRESENTED

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Enter through your hardwood door into your Hallway of this regal residence. A double-glazed window attracts plenty of daylight, quality laminate flooring, radiator and plenty of storage in two cupboards. Your carpeted staircase leads you up to all first floor rooms, while doors lead off to your recently installed Bedroom 4, Cloakroom WC, Dining Room, Kitchen and ...

**Living Room** 17' 10" x 15' 11" (5.43m x 4.86m) *narrowing to 3.95m*

Glazed double doors lead into your spacious Living Room which features a large double glazed bay window to front aspect and another window with stunning side Garden views. Two radiators, the same hard flooring as the Hall and beautiful fireplace finish the look.

**Cloakroom WC** 7' 0" x 2' 7" (2.13m x .80m)

Essential for the family is the downstairs loo. Contemporary in design with hard flooring, an opaque double glazed window and radiator, plus a low level loo and vanity wash hand basin.

**Dining Room** 11' 0" x 10' 5" (3.36m x 3.17m)

Currently used as a snug, your Dining Room features a double glazed window to side aspect, french doors leading out to your garden, laminate flooring and radiator. A door leads you in to your ...

**Kitchen Breakfast Room** 12' 11" x 10' 5" (3.94m x 3.17m)

The hub of a home is always the Kitchen. Recently ungraded, a range of base and wall units are fitted to four walls complete with traditional pristine white flat doors and drawers with a square edge worktop over. Integrated appliances include an electric hob with double oven and grill below and extractor over. There's also a dishwasher and tall fridge freezer. Your one and a half bowl sink and drainer located under the double-glazed window. A handy breakfast bar is also featured, and a further door leads you into your Utility. (Ask Andrea to show you her spice drawer)

**Utility Room** 9' 1" x 6' 5" (2.77m x 1.96m)

Keep all your domestic items away from your Kitchen. This room is the link between your Garden and Kitchen. It features ample space and plumbing for your automatic washing machine, tumble dryer, dishwasher, fridge freezer and huge cupboard houses your central heating boiler and immersion.

**Bedroom 4** 16' x 8' (4.12m x 2.40m)

A professional Garage Conversion has taken place here to create a ground floor Bedroom. There's a double-glazed window, radiator, built in wardrobe and laminate floor.

**Ensuite** 4' 11" x 8' (1.49m x 2.40m)

Bedroom 4 enjoys its very own Ensuite shower room, complete with wet area, pedestal sink, low-level WC and extractor.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing is lovely and bright due to a velux style rooflight, there's a fitted carpet and doors lead off to all Bedrooms.

**Master Bedroom** 13' 0" x 15' 6" (3.95m x 4.72m) *into bay*

Your beautiful Ensuite Master features a large bay fronted double glazed window overlooking the front, a sumptuous fitted carpet, radiator and built in wardrobe. A door leads you in to your ...

**Ensuite Bathroom** 9' 0" x 6' 1" (2.75m x 1.85m)

Bathe in luxury in your very own modern contemporary Ensuite Bathroom which includes a three piece suite comprising of a panel bath, vanity wash and basin and low level WC. A radiator and vinyl flooring also included.

**Bedroom 2** 15' 11" x 14' 2" (4.85m x 4.33m) *into bay*

Again, located to the front, this unique shaped room features two double glazed bay windows, two fitted wardrobes, fitted carpet and radiator.

**Ensuite** 7' 5" x 4' 11" (2.26m x 1.50m)

Your second Ensuite features a tiled shower cubicle, low level WC and vanity wash hand basin. A double glazed window, radiator and vinyl flooring finish the look.

**Bedroom 3** 8' 3" x 8' 10" (2.52m x 2.68m)

The smallest of the floor is still a good size double and features a double glazed window to rear aspect, fitted carpet, radiator, fitted wardrobe and a door leads you to yet another Ensuite.

**Ensuite** 7' 11" x 7' 5" (2.42m x 2.26m) *max*

Plenty of storage in this Ensuite which also features a shower cubicle, pedestal sink and low level WC. A radiator, vinyl flooring and double glazed window also included.

### OUTSIDE

#### Driveway

Stunning double wrought iron gates lead you in to your property and your driveway is brickweave which also extends to side. Ample parking for several vehicles.

#### Gardens

Very private and enclosed by fence, your rear and side gardens feature beautifully manicured lawns and gravel borders, there's also A patio area, perfect for a barbecue or even a spot of alfresco dining. A quality timber shed is also included, perfect for all your garden tools..

#### Council Tax

GY Borough Council Band D

### SUMMARY

This stunning '4 Ensuite Bedroom' family home has been lovingly upgraded in a modern contemporary style and is presented beautifully. So may new upgrades, you need to view to appreciate.

Book your viewing today.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

## 4 Ensuite Bedrooms

This wonderful property has been lovingly modernised in a modern and contemporary style, yet has maintained all of its character and is located in a popular and exclusive residential neighbourhood, just to the north of Great Yarmouth. Your accommodation comprises of a large bay fronted Lounge, Cloakroom WC, Kitchen Breakfast Room, Utility and Dining Room / Snug on the ground floor, plus Bedroom four which also features its very own Ensuite.

Upstairs you'll find another three Ensuite Bedrooms. The house is sat in large beautifully manicured wrap-around Gardens with a gated Driveway.

All this with the creature comforts of gas central heating and double glazing.

### OVER 1,640 SQ FT of LIVING

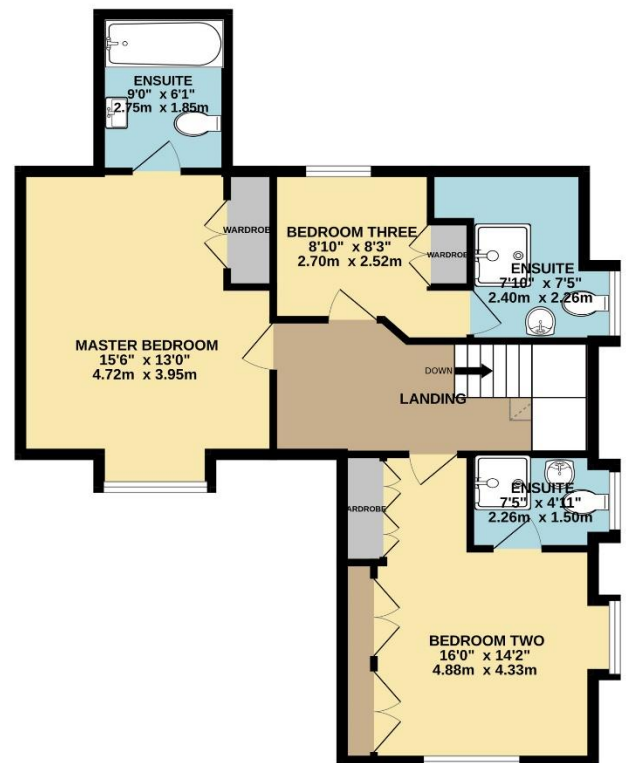
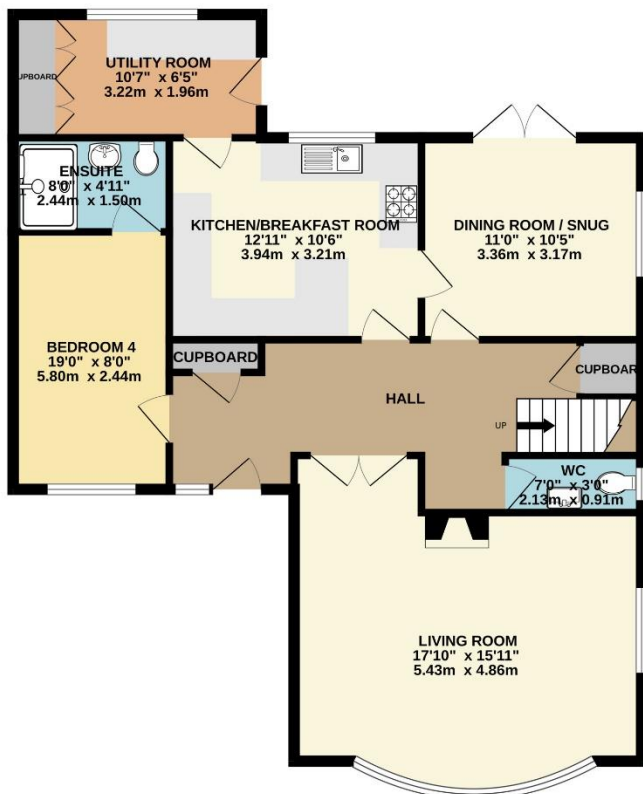
## LOCATION AND AMENITIES

Royal Avenue is located to the North of the seaside town of Great Yarmouth and is situated in a quiet position within this sought after area, close to the Norfolk Broads. Less than a mile from the hustle and bustle of Great Yarmouth with its attractions such as high street branded shops, market and excellent range of restaurants and pubs, this property is also located conveniently for a range of local shops. Great Yarmouth Racecourse, Caister golf course and the beautiful sandy beach are also less than a mile away and the stunning Norfolk countryside is right on your doorstep. Good schools and an efficient public transport network is also available.

**Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**

GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



15 ROYAL AVENUE, GREAT YARMOUTH

TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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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