

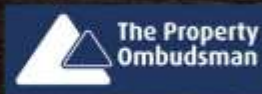
BUXTON AVENUE

Gorleston, Great Yarmouth NR31 6HG

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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STARKINGS & WATSON

- High Specification Detached Home
- Sought After Location Near Seafront
- Accommodation Spanning 3317 Sq ft (stms)
- Neptune Kitchen with Dining/Living Area
- Three Sets of Bi-Folding Doors to Garden
- Flexible Layout with Potential for Five Bedrooms
- Play Room & Substantial Home Work Space
- Garage, Gardens & Parking

IN SUMMARY

This SUBSTANTIAL FAMILY HOME has over 3300 Sq. ft of accommodation (stms), finished to a HIGH SPECIFICATION and positioned on one of the MOST SOUGHT AFTER ROADS in Gorleston. The property has been EXTENDED, re-modelled and UPGRADED in every room, with the highlight being the OPEN PLAN KITCHEN/DINING and LIVING ROOM, spanning approx. 41ft across the rear, and finished with a NEPTUNE KITCHEN. At ground level, there is a PORCH and HALL ENTRANCE, cloakroom, 25' SITTING ROOM, playroom, snug and a UTILITY ROOM at the end of the open plan room. Upstairs, THREE DOUBLE BEDROOMS and the family bathroom lead from the landing with a 22' HOME WORK SPACE. The main bedroom features an EN SUITE SHOWER ROOM and 'NARNIA' style WALK-IN WARDROBE which was formerly a DOUBLE BEDROOM. The planning application for the EXTENSION also included a LOFT CONVERSION which can be finished by a POTENTIAL PURCHASER without re-applying!

SETTING THE SCENE

As you approach this wonderful home, there is a brick weave driveway which provides ample parking, access to

the garage and main property. There is a side access to the rear garden, area of lawn to front with a tree in situ.

THE GRAND TOUR

Passing through the composite entrance door there is tiled flooring with coat and shoe storage space adjacent. Double doors then lead to the hall with wood flooring which runs into the snug/seating area, and to the cloakroom which has a high level W.C and vanity shelving with a hand wash basin in suite. The door to the left leads into the playroom where you find fitted carpet and wardrobes running the full width of the room. Adjacent to the playroom is the snug/seating area which acts as a hallway connecting to both the sitting room and the 41' kitchen/dining/living room. Once you reach the 25' sitting room, there is a bow window to front and plenty of space for soft furnishings. The back of this home is flooded with natural light, through the skylight roof lanterns, three sets of bi-folding doors and the vault to the ceiling. Immediately on your right as you enter this space from the sitting room, there is a bar with inset wine cooler positioned under the stairs, and turning to your left the whole kitchen is in view. The Neptune units have a 'lifetime guarantee' and are of a high specification with extending larger cupboards, filter taps and a wonderful central island. For a kitchen of this quality, 'Smeg' appliances have been added and a partition wall to the end of this room for tucking away the white goods. One of the wow-factors upstairs is the walk-in wardrobe which adjoins them main bedroom and is accessed via the 'Narnia' style wardrobe with an en suite at the other end of the room with a walk-in rainfall shower with additional jets. The two remaining double bedrooms are large enough to fit king/queen size beds as well as freestanding or built in wardrobes. One of the smaller



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rooms has been part refitted to be used as an additional en suite. Lastly the luxury family bathroom completes the property, with a three piece suite, free standing double ended bath, built-in storage and tiled splash backs.

THE GREAT OUTDOORS

Stepping out into the rear garden through one of the three bi-folding doors which run across the rear of the house, there is a hard standing patio pathway running along the rear of the property and alongside to the gated access. The shaped patio takes in the south sun, with a useful timber storage shed at the corner of the plot, and entertaining space immediately outside the property. The garden has lighting running along the patio and timber panel fencing finished with a high-level hedge at the boundary.

OUT & ABOUT

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, 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.

FIND US

Postcode : NR31 6HG

What3Words : ///numeral.guesswork.planting

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The planning application which was granted for the extended room across the back of the house, also gave consent to extending into the loft space with two further double bedrooms and a bathroom. As the works have already commenced, the remaining conversion works can go ahead without a further planning application.

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

Price:



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Approximate total area⁽¹⁾
3317.20 ft²
308.18 m²

Reduced bedroom
15.38 ft²
1.43 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

