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Gorleston 01493 658854

£340,000



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42 Elmgrove Road Gorleston, NR31 7PP

- OVER 1,500 SQ FT OF LIVING
- EPC E
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- THREE STOREY
- HUGE POTENTIAL FOR SOME COSMETIC MODERNISATION
- BAY FRONTED LOUNGE
- LARGE GARAGE
- THREE BEDROOMS
- REAR GARDEN WITH SUMMER HOUSE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the part-glazed front door into the Hallway of your new home. Plenty of daylight is beamed in due to your large uPVC sealed unit double glazed windows, there's a radiator and a stunning parquetry flooring. Your carpeted staircase leads up to all first floor rooms, a cupboard is situated under the stairs and doors lead off to your Kitchen, Dining Room and ...

Lounge 15' 0" x 13' 0" (4.56m x 3.96m) plus bay

A magnificent bay window with uPVC sealed unit double glazing dominates the room and adds to the brightness, there's a feature fireplace, fitted carpet and radiator.

Dining Room 11' 11" x 10' 0" (3.64m x 3.05m)

A large uPVC sealed unit double glazed window to side aspect, radiator and fitted carpet.

Kitchen 11' 11" x 10' 0" (3.64m x 3.05m)

A range of units are fitted to two walls, there's an electric cooker, stainless steel sink and uPVC sealed unit double glazed window. A radiator also featured.

Rear Lobby

If you don't want to use your front door, use the side entrance. This is the link between your Kitchen and Utility. A radiator and window also featured.

Utility / Studio 10' 3" x 6' 11" (3.13m x 2.11m)

Your Utility has plenty of plumbing for your washing machine and dishwasher, there's a radiator and a uPVC sealed unit double glazed window overlooking your rear Garden. A door leads you to your ...

Cloakroom WC 6' 11" x 3' 3" (2.11m x 1.00m)

Complete with an opaque uPVC sealed unit double glazed window and low level WC.

FIRST FLOOR

Landing

At the top of the stairs your Landing features a fitted carpet, radiator and doors lead off to all Bedrooms, Bathroom and second floor stairs.

Master Bedroom 23' 3" x 10' 0" (7.08m x 3.05m)

Formerly two separate Bedrooms, this huge 23ft Master features two uPVC sealed unit double glazed windows, a fitted carpet and two radiators. Access your loft from here which features a large hatch and ladder. A door leads to your ...

Ensuite 12' 2" x 3' 3" (3.71m x 1.00m)

A suite comprising of a fully tiled shower cubicle, vanity sink and low level WC. An opaque uPVC sealed unit double glazed window and radiator also featured.

Bathroom 9' 11" x 8' 9" (3.03m x 2.66m)

An opaque uPVC sealed unit double glazed window, radiator, built in cupboard and a suite comprising of a panel bath with Mira shower over, low level WC and wash hand basin.

Bedroom 2 15' 0" x 13' 0" (4.56m x 3.95m)

Probably the Master at one time with a large uPVC sealed unit double glazed window, fitted carpet, radiator and original feature fireplace.

SECOND FLOOR

Bedroom 3

Up the 'Cabin Steps' into the top floor Bedroom. Perfect for a teenager pad or Study.

OUTSIDE

Front Garden & Driveway

Private from the road, there's a wall and wrought iron gate at the entrance to the driveway. There's ample parking both to the front and side which leads you down to your Garage. Plenty of mature trees, plants and shrubs also add to the privacy.

Garage 23' 11" x 11' 6" (7.30m x 3.50m)

This larger than standard Garage is constructed of brick and features a pit with safe cover over, a personal door, window and electric remote operated roller vehicular door. Power and light also included.

Rear Garden

Enclosed by walls to all sides, this pretty Garden is mainly laid to lawn and has an abundance of mature planting in and around it. There is a beautiful Summer House / Garden Room 2.75m x 3.20m which features uPVC sealed unit double glazing and patio doors, power, light and ceramic tiled floor. The perfect place to sit and unwind after a busy day.

Council Tax - D

SUMMARY

What an opportunity! With some cosmetic modernisation, this will be the home of your dreams. To view, call me on the numbers on page one of this brochure.

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 SUPERB OPPORTUNITY TO OWN THIS BEAUTIFUL THREE STOREY, 3 BED BAY FRONTED FAMILY HOME

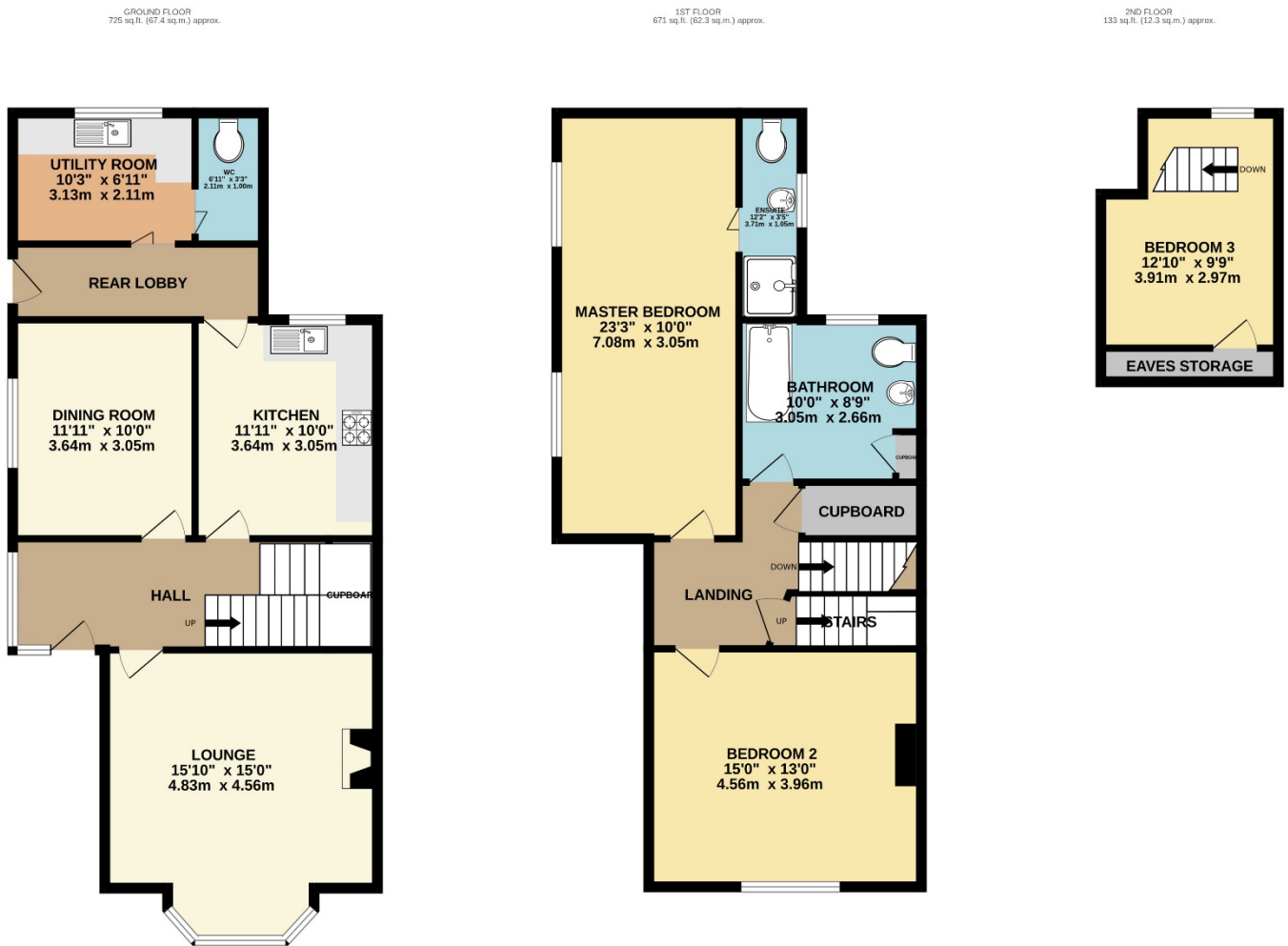
We are delighted to offer for sale this larger style Victorian semi detached house on the ever sought after Elmgrove Road in Gorleston. Though excellently presented in a clean and tidy manner, you may wish to modernise to 'put your own stamp' on it. Your accommodation comprises of a large bay fronted Lounge, Kitchen, Dining Room and huge Utility Room and WC on the ground floor, while upstairs a large Double Bedroom to front and a 7m Bedroom which was formerly two rooms and an Ensuite. There's also your Family Bathroom and through another door and up some 'Cabin Steps' you climb up to your third Bedroom on the second floor. All this with the creature comforts of gas central heating and uPVC double glazing, while outside a one-and-a-half width garage, pretty enclosed Garden and Summer House.

SOUGHT AFTER LOCATION

LOCATION AND AMENITIES

Number 42 is situated on the ever popular Elmgrove Road which is located just off Middleton Road to the south of Gorleston on Sea. Convenient for a range of facilities such as doctors, dentists, the bustling high street is less than a mile away and Gorleston stunning sandy beach about the same distance. A good public transport is available, James Paget hospital is nearby as is the beautiful Norfolk countryside.

Contact: The ONE ONLINE Team | Mobile 07787 436600 | Email: info@one-estates.co.uk



42 ELMGROVE ROAD, GORLESTON

TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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