



Elm Avenue, Gorleston - NR31 7PL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Elm Avenue

Gorleston, Great Yarmouth

NO CHAIN. This period style SEMI-DETACHED home has been RECENTLY REFURBISHED by the current owners to feature brand new carpets amongst many other improvements. A BAY FRONTED SITTING ROOM occupies the front of the house with a SEPARATE DINING ROOM beyond with the ability to combine the two spaces for a more OPEN PLAN feel, flowing directly into the KITCHEN. The rear of the home is occupied by a CONSERVATORY leading directly into the PRIVATE and fully enclosed REAR GARDEN with a ground floor WC also coming to the side. The first floor landing grants access to all THREE BEDROOMS completed with GAS CENTRAL HEATING and UPVC DOUBLE GLAZED windows, brand new carpets and freshly painted walls with access to the three piece family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- No Chain
- Recently Refurbished Throughout
- Bay Fronted Sitting Room
- Dining Room into Kitchen, Conservatory & WC
- Three Bedrooms
- Private & Enclosed Rear Garden
- Ideal First Time Buy or Investment



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.

IN SUMMARY

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SETTING THE SCENE

The property can be found set back from this from this tree lined street opposite a green with a low level brick wall to the front and swinging iron gates leading towards a low maintenance frontage off shingle laid either side off a flagstone walkway taking you directly to the front door and side gated access directly into the rear garden. With the right planning, there is capability for off road parking to the front of the home also if se desired (stp).

THE GRAND TOUR

Once inside you will first walk through the separate porch entrance with carpeted flooring before entering the main entrance lobby complete with all wood effect





Elm Avenue, Gorleston, Great Yarmouth

THE GRAND TOUR

Once inside you will first walk through the separate porch entrance with carpeted flooring before entering the main entrance lobby complete with all wood effect flooring underfoot and freshly decorated walls and ceilings. Immediately to your right, the property opens into the bright and airy sitting room complete with a large bay fronted window towards the front of the home allowing natural light to pour into the space with radiator below and feature fireplace mounted on the wall with gas connection available. Beyond a glass window in the central wall is the separate dining room accessed from the hallway. This space has the same wood effect flooring running underfoot with uPVC double glazed window towards the rear conservatory and garden beyond with radiator below and kitchen coming off from the side. If an open plan feel is more your preference, there is the ability to remove the wall separating the sitting and dining room to create this free flowing type of living. The kitchen itself features a mixture of wall and base mounted storage units set around rolled edge work surfaces with tiled splashbacks and ample room for freestanding appliances including an oven and hob with plumbing for a washing machine. The very rear of the home is made up of a separate conservatory complete with a wall mounted radiator. This space overlooks the rear garden and also provides access to a ground floor WC. The first floor landing leads into all three of the bedrooms on this first floor with all newly laid carpets on the landing and in every bedroom. The smallest of the bedrooms comes towards the front of the home with double glazed window overlooking the green in front with a radiator below while sitting adjacent is the three piece family bathroom suite complete with a predominantly tiled surround, newer sink with vanity storage and frosted glass window to the rear. The larger of the two double bedrooms is also found at the front of the home with a beautiful bay fronted aspect overlooking the front of the property towards the green and beyond. The brand new carpeted floor space would allow for a choice of soft furnishings and additional storage solutions. A second double bedroom occupies the rear facing aspect overlooking the rear garden with built in storage wardrobe and radiator below the uPVC double glazed window.

FIND US

Postcode : NR31 7PL

What3Words : ///lorry.scariest.bump



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THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and to the rear with timber fencing and a pathway leading directly towards the rear of the home. The rest of the garden is predominantly laid to lawn and generous in size, suitable for many uses with secure side access to the front of the home and hardstanding with a useful timber shed.

On street - 1 Parking Space

VIRTUAL TOUR

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





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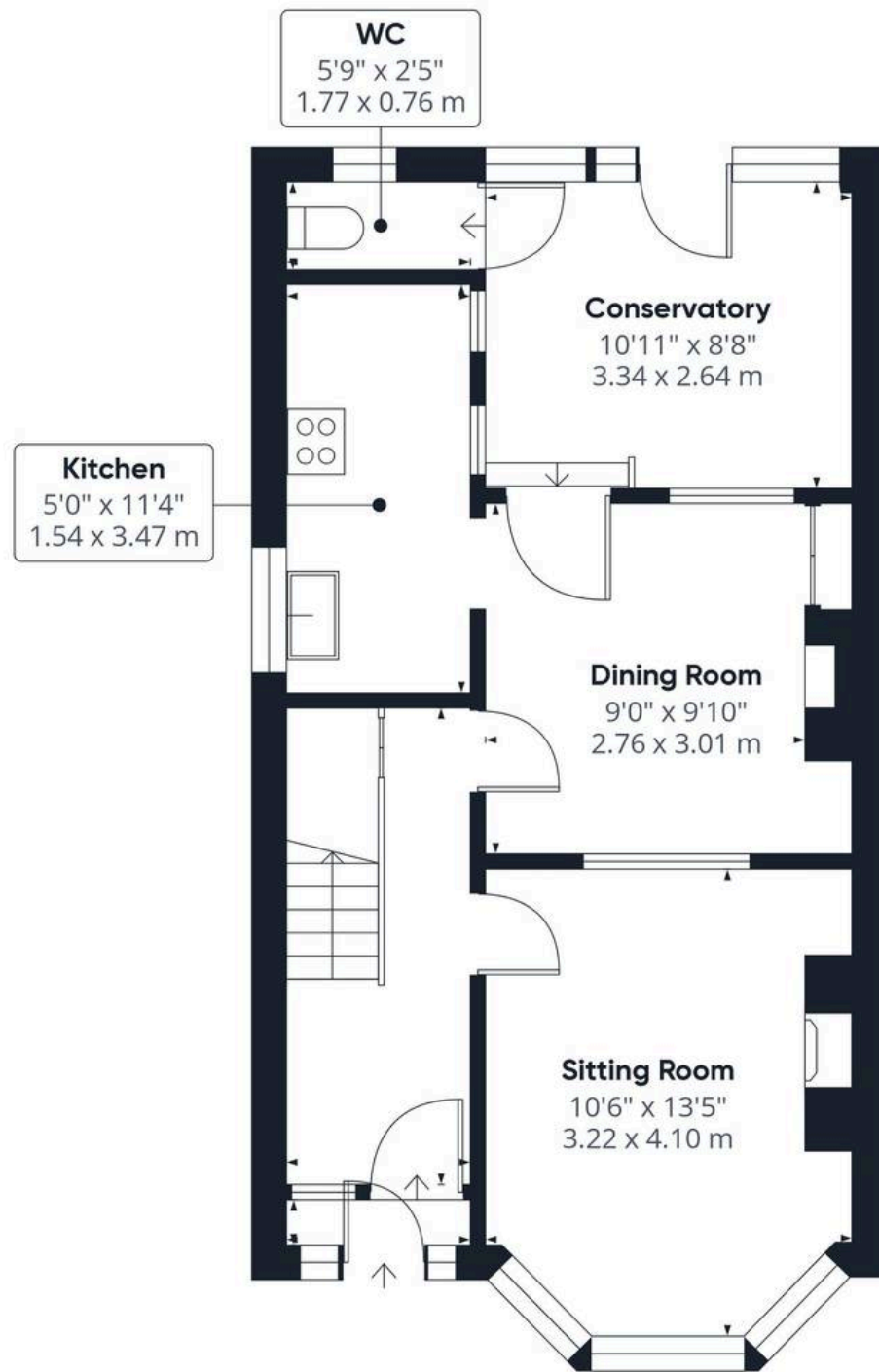
Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR



Approximate total area⁽¹⁾
812.13 ft²
75.45 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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