



# 3 Priory Close St. Olaves Great Yarmouth Norfolk NR31 9HH

## Accommodation:

### Entrance Hall

Stairs rising to landing, window to rear aspect, door to front, tiled floor.

### Lounge 19' 0" x 11' 11" (5.782m x 3.644m)

Bow double glazed window to front, double glazed window to side aspect, oil fired convection heater.

### Dining Room 13' 11" x 10' 11" (4.230m x 3.339m)

Parquet floor, oil fired convection heater, double glazed French doors to rear garden,

### Kitchen 13' 5" x 7' 7" (4.10m x 2.307m)

Base and wall mounted storage units with roll top work surfaces over, electric hob, electric oven, tiled floor, part tiled walls, double glazed window to rear aspect, double glazed window to side aspect, door to:-

### Utility Room 9' 2" x 5' 4" (2.790m x 1.616m)

Plumbing for washing machine, wall units, door to rear, tiled floor.

### Ground Floor Bedroom 3 12' 11" x 10' 5" (3.940m x 3.174m)

Double glazed French doors to rear garden, radiator.

### WC

Low level WC, opaque window to rear aspect,

### Landing

Door to eaves storage, double glazed window to rear aspect.

### Bedroom 1 13' 10" x 12' 0" (4.227m x 3.654m) plus wardrobe space

Built in wardrobe, double glazed window to rear aspect, radiator.

### Bedroom 2 13' 7" x 12' 0" (4.131m x 3.652m)

Built in wardrobe, double glazed window to front aspect, double glazed window to side aspect, radiator.

### Bathroom 11' 0" x 8' 9" (3.347m x 2.665m)

Upright walk in bath, shower in tiled cubicle, hand wash basin, velux window, tiled floor, part tiled walls, opaque window to side aspect, storage cupboards in the eaves.

### Outside

To the front of the property there is a brickweave driveway leading to double garage, the double garage has an up and over door, the front garden is mainly laid to lawn with flower beds and borders containing bushes, shrubs and plants and extends to the side of the property. To the rear of the property there is a brick weave patio area, lawned garden with flower beds and borders containing bushes, shrubs and plants, oil tank.

### Tenure

Freehold.

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'E'

### Location

St. Olaves is a rural village on the A143 Yarmouth/Beccles Road by the River Waveney which gives easy access to the Norfolk and Suffolk Broads \* The Village is 8 miles south west of Great Yarmouth, 15 miles south east of Norwich, 8 miles north west of Lowestoft and 8 miles south west of Beccles \* There is a rail link at the adjoining Village of Haddiscoe.

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell and into the countryside, continue through Fritton, continue into St Olaves, turn left into Herringfleet Road, turn right into Priory Close where the property can be found immediately on the left hand side.

### Contact

Linda Bowdler, Katharine Wood MNAEA or Melissa Richeda.

**Ref: 16331/09/15**

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