

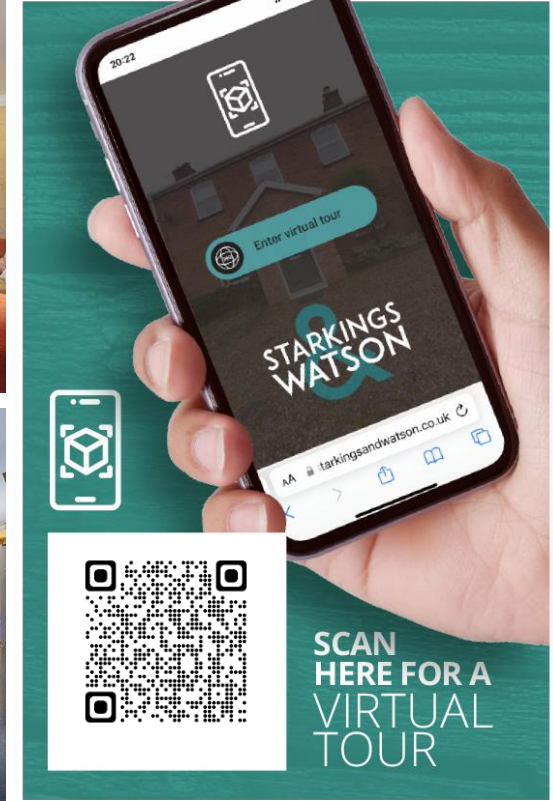
WEDGEWOOD COURT

Gorleston, Great Yarmouth NR31 6SU

Freehold | Energy Efficiency Rating : D

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- Detached Family Home
- 15' Sitting Room
- 26' Dining/Living Room
- 20' Kitchen/Breakfast Room
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Driveway & Garage
- Private & Enclosed Rear Garden

### IN SUMMARY

A well-established DETACHED FAMILY HOME set within this desirable and little known CUL-DE-SAC just a short walk from the stunning GORLESTON BEACH. The generous accommodation spans to JUST OVER 1900 SQ. FT' (stms) and offers an extensive living accommodation which can be extremely VERSATILE if needed. Downstairs there is the use of multiple communal spaces including the SITTING ROOM, open plan DINING/LIVING room leading to the CONSERVATORY as well as the KITCHEN boasting high quality fittings and INTEGRATED COOKING APPLIANCES. The first floor gives access to THREE DOUBLE BEDROOMS, all having use of the FAMILY SHOWER ROOM and the largest of the rooms benefiting from a well-appointed EN-SUITE BATHROOM . Externally, there is AMPLE OFF ROAD PARKING, an extended brick GARAGE and wonderfully PRIVATE rear garden.

### SETTING THE SCENE

Heading down to the end of this quiet cul-de-sac the property is neatly tucked in the corner with a shingled

driveway with access to the garage and privacy giving hedge borders as well as access to the rear garden via the timber gate to the side of the garage.

### THE GRAND TOUR

As you enter you will find yourself in the sizeable hallway entrance giving space to hang your coats and slip off your shoes before heading in. To your right is the two piece cloakroom with frosted uPVC window to the front sitting at the base of the stairs to the first floor. The main sitting room is a well-lit, dual aspect room with wooden fireplace, electric fire and marble hearth. The living space extended to an open plan dining and living room space creating the ideal space for a formal dining table leading through to the opening for the conservatory with electric heating and un-interrupted views of the well-maintained rear garden. The kitchen is finished with granite worktops and backing, set within ample wall and base mounted storage. The kitchen also benefits from integrated double ovens, hob with extraction above plus plumbing for a washing machine and inlets for a tumble dryer and fridge freezer. There is additional seating and storage found at the edge of the kitchen, perfect for dining, working or crafting sitting adjacent the uPVC door to the rear garden. The first floor gives access to the three double bedrooms, with the smallest currently serving as a home office/study and the second as a dressing room, both with rear facing aspects and ample space for soft furnishings. The larger of the bedrooms is an extended 27' bedroom which could be split into two if needed, gives ample space for additional storage with a rear facing aspect



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and three piece en-suite bathroom with vaulted ceilings and a heated towel rail. The landing also gives access to the well-appointed shower room with corner shower unit and the vast internal storage cupboard. The property benefits from oil fired central heating and solid oak doors throughout.

#### THE GREAT OUTDOORS

Externally, there is an attractive patio area immediately at the rear of the property ideal for enjoying the summer sunshine as well as another smaller patio set within the corner of the garden. The rest of the rear garden is laid to lawn with raised planting borders with complimentary greenery. The garage can be accessed via the door at the front or the personal door off the patio at the rear of the property. This larger than average space would make the idea workshop or storage.

#### 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 coastline is a local attraction and various car parks allow access.

#### FIND US

Postcode : NR31 6SU

What3Words : ///snippet.full.expiring

**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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**GIRAFFE 360**

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Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1901.35 ft<sup>2</sup>  
 176.64 m<sup>2</sup>

Reduced headroom  
 30.02 ft<sup>2</sup>  
 2.79 m<sup>2</sup>

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