

Aldreds
Estate Agents



Alexandra Avenue,
Great Yarmouth, Norfolk, NR30

Guide Price £525,000 - £550,000

Aldreds are pleased to offer this very well maintained substantial detached family residence in this sought after Avenues location.

The property offers a flexible and spacious living space with accommodation comprising of an entrance porch leading to a reception hall, open plan lounge in to dining room, study, conservatory/garden room, fitted kitchen/breakfast room, rear entrance porch, utility room, cloakroom, landing, five good size bedrooms, shower room, bathroom and two cloakrooms on the first floor.

Outside there is a large driveway providing car parking and access to integral double garaging.

The front and rear gardens are established with the rear garden offering a private sun trap seating area.

The property also benefits from double glazed windows and gas central heating.

Properties of this size and in this location seldom become available therefore an early viewing is recommended.

Entrance Porch

Leaded hardwood entrance door with double glazed side windows, tiled flooring, attractive internal door to:

Reception Hall

Stairs to first floor with under stairs cupboard, radiator, fitted carpet, doors leading off to:

Lounge/Dining Room

Dining Room Area 13' 3" x 12' 2" (4.05m x 3.71m)

Radiator, leaded double glazed window to rear aspect, part teak panelling to walls, fitted carpet, door in to the study and open access to:

Lounge Area 20' 0" x 10' 2" (6.10m x 3.09m)

Plus leaded double glazed bay window to front aspect, feature original red brick open fireplace with original side seating area, two radiators, fitted carpet, tv point, wall light points.

Study 13' 5" x 7' 11" (4.10m x 2.42m)

Plus built in storage cupboards to one wall, radiator, pvc leaded double glazed window to rear garden, radiator, fitted carpet, door to:

Cloakroom

White low level wc, pedestal wash basin, tile effect laminate flooring, frosted double glazed window to rear aspect, further door in to:

Utility Room 9' 11" x 9' 5" (3.03m x 2.86m)

Plus cupboard housing the gas fired boiler. fitted wood finish wall and matching base units with work surface over and space and plumbing below for a washing machine and tumble drier, radiator, inset sink, double aspect leaded double glazed windows, pvc rear entrance door, tile effect laminate flooring, door to:

Kitchen/Breakfast Room Breakfast Room Area 11' 11" x 11' 5" (3.63m x 3.48m)

Plus recess and built in storage cupboard and airing cupboard housing the insulated hot water cylinder, fitted carpet, radiator, sliding double glazed patio doors to the conservatory and open access to:

Kitchen Area 12' 2" x 8' 1" (3.72m x 2.47m)

Fitted with a light wood finish kitchen with wall and matching base units with marble effect work surface over, part tiled walls, integrated dishwasher, single drainer one and a half bowl sink unit, fitted extractor hood with a dual fuel (gas hob and electric ovens) range cooker below, integrated fridge, breakfast bar divider, double aspect leaded double glazed windows, door in to:

Rear Entrance Porch 10' 0" x 4' 0" (3.06m x 1.23m)

Brick and leaded double glazed construction with vinyl flooring, door in to the side garden area.

Conservatory/Garden Room 15' 9" x 10' 0" (4.79m x 3.04m)

A superb room on to the side garden with triple aspect double glazed windows and sliding patio doors with fitted blinds.

First Floor Landing

Leaded double glazed window to front aspect, radiator, access to the loft space, door in to:

Inner Landing

Leaded double glazed window to rear aspect, radiator, access to the loft space, doors leading off to:

Bedroom 1 14' 8" x 13' 11" (4.46m x 4.23m)

Double aspect leaded double glazed windows to front and rear aspects, two radiators, tv point, fitted carpet.

Bedroom 4 14' 9" x 8' 5" (4.49m x 2.56m)

Plus to one wall fitted wardrobe cupboards, leaded double glazed window to front aspect, radiator, fitted carpet.

Shower Room 8' 4" x 4' 11" (2.54m x 1.50m)

Tiled shower cubicle with mains fed shower fitting, pedestal wash basin, radiator, vinyl flooring, leaded frosted double glazed window to front aspect.





Agents Note

Bedrooms 1 and 4 and the shower room would make an ideal living space for a teenager or annex as they run off of an inner landing,

Cloakroom

Low level wc, frosted pvc double glazed window to side aspect.

Family Bathroom 8' 1" x 5' 7" (2.46m x 1.70m)

Panel bath with mains fed shower over, pedestal wash basin, bidet, tiled walls, radiator, frosted double glazed window to side aspect, mirror with medicine cabinet.

Bedroom 2 13' 6" x 11' 11" (4.12m x 3.64m)

Including the chimney breast and adjacent vanity unit with inset wash basin, radiator, leaded double glazed window to rear aspect, wall mount tv point, fitted carpet.

Bedroom 3 13' 1" x 11' 11" (3.98m x 3.63m)

Including the chimney breast and adjacent vanity unit with inset wash basin, leaded double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 5 8' 4" x 8' 4" (2.54m x 2.54m)

Leaded double glazed window to front aspect, radiator, fitted carpet.

Outside

The property is accessed via wrought iron gates leading to a low maintenance front garden with sweeping driveway and established side borders. There is access to the integral double garaging with twin up and over doors, power and lighting. The garages are part divided and interconnecting and measure 5.95m x 4.82m with a personal door in to the rear garden. A gated side access leads in to the side garden which is low maintenance with a morning suntrap seating area, a pathway leads to the rear where there is a delightful undercroft patio seating area and beyond access to the rear garden. The rear garden has a lawn, borders with an abundance of colour and texture and a suntrap patio. Timber shed. The garden is enclosed on all boundaries.



Tenure
Freehold.

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'F'

Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Racecourse * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights, turn right into Barnard Crescent, turn left into Barnard Avenue, continue along Barnard Avenue and take the first turning on the right in to Alexandra Avenue. The property can be found on the left hand side.

EPC Rating – 62 (D)

Ref: Y11410/03/22

GROUND FLOOR
138.4 sq.m. (1490 sq.ft.) approx.

1ST FLOOR
92.5 sq.m. (995 sq.ft.) approx.



TOTAL FLOOR AREA : 230.9 sq.m. (2485 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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