



Aldreds
Estate Agents

15 Hamilton Road
Great Yarmouth NR30 4ND

£250,000



15 Hamilton Road

Aldreds are pleased to offer this rare opportunity to acquire a deceptively spacious, character mid terraced house within a much sought after area to the north of the town centre. The property has been tastefully presented to enhance the many original features and offers a roomy layout of accommodation comprising of a reception hall, lounge, dining room, sitting room/bedroom 4, rear lobby, cloakroom, fitted kitchen, spacious landing serving three large double bedrooms, bathroom and separate wc. Outside there is a front forecourt and superb cottage style garden to the rear that fully compliments this lovely family home. The property also benefits from double glazed windows, gas central heating and an early viewing is strongly recommended.

Reception Hall

Original Wood panelled entrance door with stained glass detailing and matching side screen, natural wood stairs to first floor with under stairs cupboard, picture rail and dado rail, radiator, telephone point, deep utility cupboard with storage space and room for a tumble dryer, doors leading off to:

Lounge

13'11" x 13'10" (4.26 x 4.22)

Including the ornate fireplace with coal effect living flame gas fire and attractive wooden fire surround, plus double glazed bay window to front aspect, two radiators, tv point, natural wood skirting and dado rail.

Dining Room

11'10" x 11'0" (3.61 x 3.37)

Including the chimney breast with ornate fireplace and attractive wooden fire surround, double glazed window to rear aspect, radiator, tv point, natural wood dado rail, access to:

Rear Lobby

Part double glazed pvc rear entrance door, folding doors to:

Cloakroom

Low level wc, and combined wash basin, part tiled walls, radiator, access to the single storey loft area.

Kitchen

12'7" x 7'1" (3.84 x 2.18)

Cottage style pine kitchen with wall and matching base units with polished finish granite effect work tops over, single drainer one and a half bowl ceramic sink with mixer taps, space and plumbing for a washing machine, recess with electric cooker point and space for a slot in cooker, radiator, three double glazed windows, part tiled walls.

Sitting Room/Bedroom 4

12'5" x 9'6" (3.81 x 2.90)

Currently used as a sitting room but would also serve as a ground floor double bedroom with chimney breast, radiator, telephone point, sliding double glazed patio doors to rear.

First Floor Landing

Natural wood staircase, picture and dado rails, access to the loft space, radiator, doors leading off to:

Bedroom 1

13'11" x 11'9" (4.26 x 3.59)

Including the chimney breast with an ornate cast iron fireplace, plus double glazed bay window to front aspect, radiator, natural wood picture rail.

Bedroom 2

15'1" x 11'1" (4.62 x 3.38)

Including the chimney breast and adjacent cupboard housing the gas fired combination boiler, double glazed window to rear aspect, radiator.





Bedroom 3

9'3" x 8'10" (2.83 x 2.70)

Double glazed window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with antique style shower mixer tap, pedestal wash basin, part tiled and timber clad walls, radiator, frosted double glazed window to rear aspect.

Separate WC

Low level wc, part timber clad walls, frosted double glazed window to rear aspect.

Outside

To the front of the property is a shingled low maintenance forecourt garden with pathway leading to the open entrance storm porch. To the rear is a superb established cottage style garden with an area of paved/concreted patio immediately at the rear of the house with a raised water feature. The remainder of the garden is laid with paved sun trap patio, lawn and established borders offering a variety of specimen planting and colour. There is also a timber shed, outside tap, lighting and external electric socket on kitchen wall. The garden is fully enclosed with a timber hand gate to a rear vehicular access road which could allow for a car parking space to be created by amending the rear garden.

Tenure

Freehold

Services

Mains water, electric, gas and drainage. The broadband connection is supplied by Virgin Media under a super fast connection.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 * Race Course * 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 into Caister Road, turn right into Hamilton Road where the property can be found on the left hand side after a couple of hundred yards.

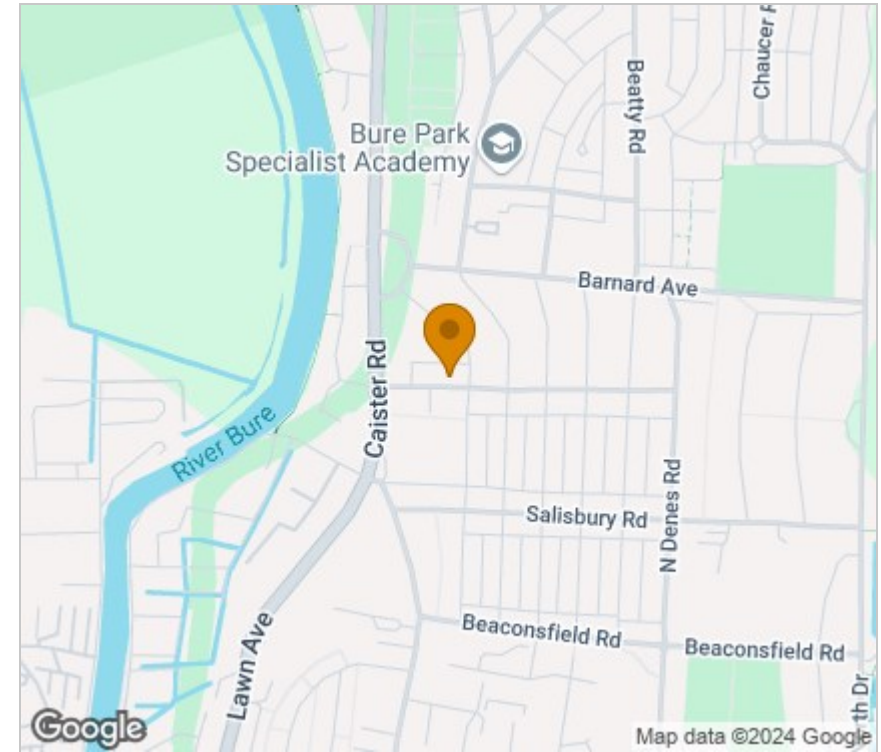
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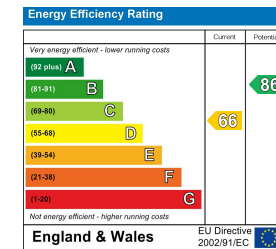
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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