

Aldreds
Estate Agents



14 Framlingham Close

Southtown, Great Yarmouth, NR31 0DR

£225,000



14 Framlingham Close

CHAIN FREE Aldreds are pleased to offer this tastefully presented detached house situated in the corner of this quiet cul de sac location which is convenient for both Great Yarmouth & Gorleston town centres. The property would make an ideal family home with an entrance porch serving the entrance hall, lounge, kitchen/dining room, first floor landing, three good size bedrooms and bathroom with new aqua power shower. Outside there are generous front and rear gardens, off street parking and space for a garage (stp). The property also benefits from double glazed windows and gas central heating with a new boiler. Viewing recommended.

Entrance Porch

Pvc entrance door, double glazed window to front aspect, glazed internal door to:

Entrance Hall

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

Lounge

15'9" x 11'1" (4.80 x 3.38)

Double glazed window to front aspect, radiator, tv point, fitted carpet.

Kitchen/Dining Room

17'8" x 12'0" maximum (5.38 x 3.66 maximum (5.39 x 3.65 maximum))

Fitted with white base units with grey roll top work surfaces over, retro tiling to walls, vinyl flooring, single drainer stainless steel sink with mixer tap. space and plumbing for a washing machine, wall mounted new gas boiler, recess with electric cooker point, breakfast bar divider, space for a dining table, radiator, radiator, double glazed window and French door to rear.

First Floor Landing

Access to the loft space, fitted carpet, radiator, double glazed window to side aspect, doors leading off to:

Bedroom 1

12'10" x 10'9" maximum (3.91 x 3.28 maximum)

Double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2

11'11" x 9'1" (3.63 x 2.77 (3.64 x 2.76))

Plus door recess, double glazed window to side aspect, radiator, fitted carpet.

Bedroom 3

8'1" x 7'5" (2.46 x 2.26 (2.47 x 2.27))

Including bulk head storage over the stairwell, radiator, double glazed window to front aspect, fitted carpet.





Bathroom

Pink suite comprising panel bath with tiled surround and new aqua power shower, low level wc, pedestal wash basin, frosted double glazed window to rear aspect, radiator, airing cupboard with the hot water cylinder, vinyl flooring.

Outside

The property is situated in the far corner of the cul de sac where the front garden is lawned with an established bush and adjacent driveway providing car parking with an overspill driveway in front of the property. A double gated access leads in to the rear garden which is mainly lawned and enclosed by panel fencing. On the far side of the property there is a timber shed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

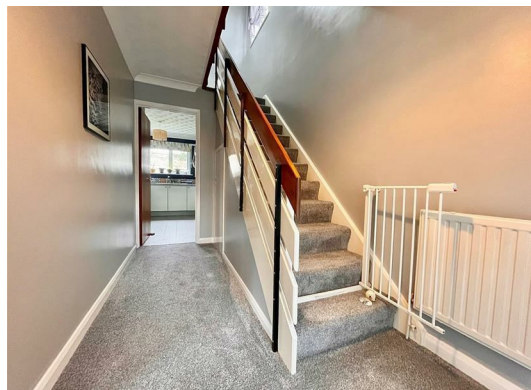
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn first left into Lichfield Road, half way down turn left into Albany Road and after a couple of hundred yards turn left in to Framlingham Close.

EPC Rating - D (64)

Ref: Y12093/05/22/CF



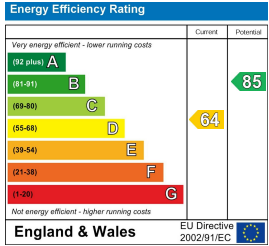
Floor Plan



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.

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