

Aldreds
Estate Agents



10 River Walk

Great Yarmouth, NR30 4BZ

£415,000



10 River Walk

Sitting off a private drive on the sought after River Walk, Aldreds are delighted to offer this modern executive four bedroom detached house with gardens to front & rear and a double garage. The property sits close to Bure Park and a short distance to the beach. Internally there is an entrance hall, two reception rooms, kitchen/breakfast room, conservatory, utility room and ground floor cloakroom. The first floor offers a large landing, master bedroom with ensuite, three further bedrooms and a bathroom. Gas central heating and double glazing

Entrance Hall

Door to front, stairs to landing, radiator

Lounge

21'11" x 11'9" (6.7 x 3.6)

Bow double glazed window to front aspect, double glazed French doors to rear, two radiators, dado rail, open fireplace

Dining Room

10'4" x 8'8" (3.17 x 2.65)

Radiator, double glazed French doors to conservatory

Conservatory

15'3" x 10'3" (4.66 x 3.14)

Brick based with double glazing, double glazed French doors to garden, radiator

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, radiator

Kitchen/Breakfast Room

12'4" x 9'10" (3.77 x 3)

Base & wall units with worktops, breakfast bar, double glazed window to rear aspect, sink with drainer, electric cooker point, inset ceiling lights, part tiled walls, radiator

Utility Room

9'6" x 5'0" (2.91 x 1.54)

Sink with drainer, door to rear, wall mounted gas boiler base units with worktops, plumbing for washing machine

Landing

Loft access, storage cupboard

Master Bedroom

11'9" x 11'9" (3.6 x 3.6)

Built in wardrobe, double glazed window to front aspect, radiator, door to

Ensuite Shower Room

Shower in cubicle, hand basin, low level WC, opaque double glazed window to front aspect, radiator





Bedroom 2

12'1" x 10'3" (3.7 x 3.14)

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

Bedroom 3

11'9" x 9'10" max 7'2" min (3.6 x 3. max 2.2 min)

Storage cupboard, double glazed window to rear aspect, radiator

Bedroom 4

9'7" x 7'4" (2.94 x 2.24)

Double glazed window to rear aspect, radiator

Bathroom

7'8" x 6'0" (2.35 x 1.85)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

Outside

To the front of the property there is a driveway leading to double garage with up & over doors benefitting from power & light, lawned garden, shingle car standing, bushes & shrubs. To the rear there is a lawned garden with bushes & shrubs, patio, timber shed.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band E

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 * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

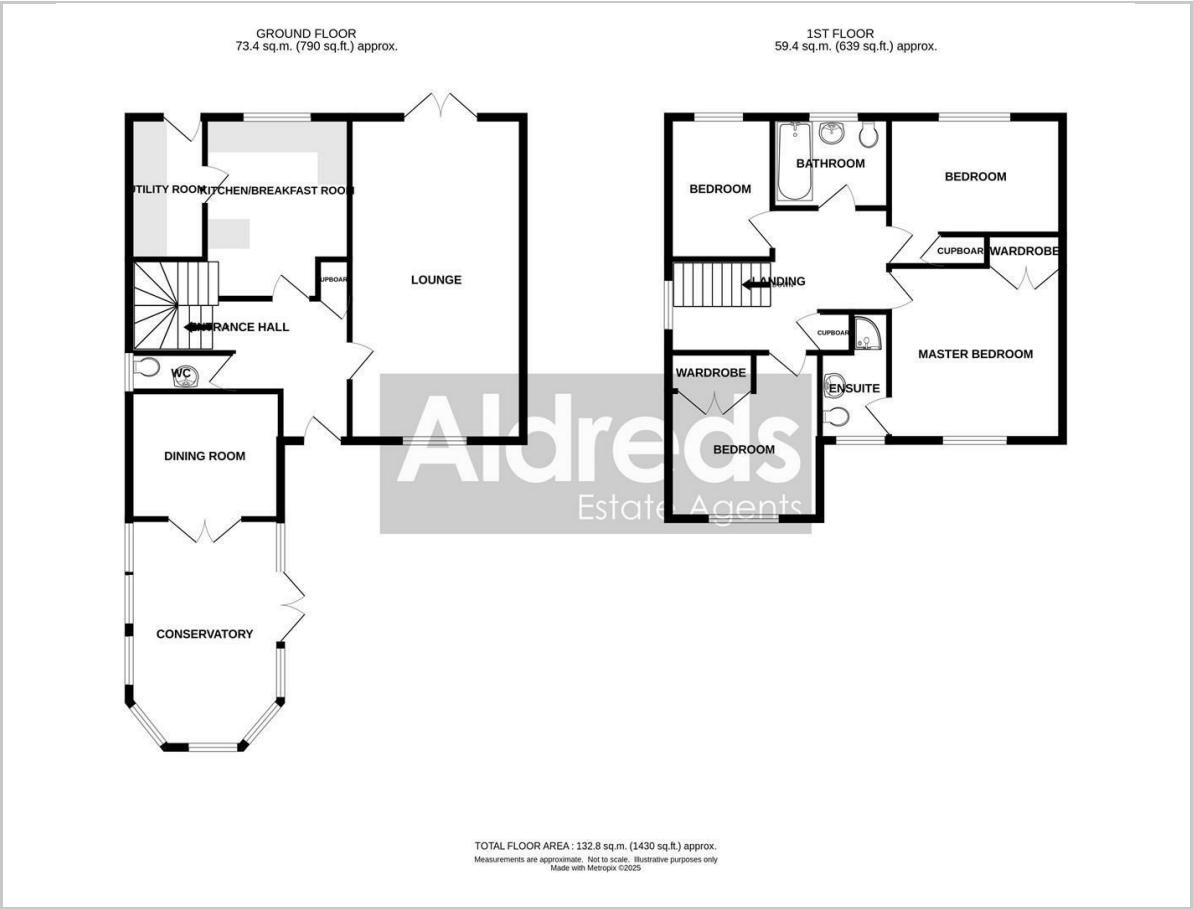
Directions

Leave Great Yarmouth heading north along Caister Road, turn left in to River Walk where the property is down a private drive on the right.

Ref Y12343/02/25



Floor Plan

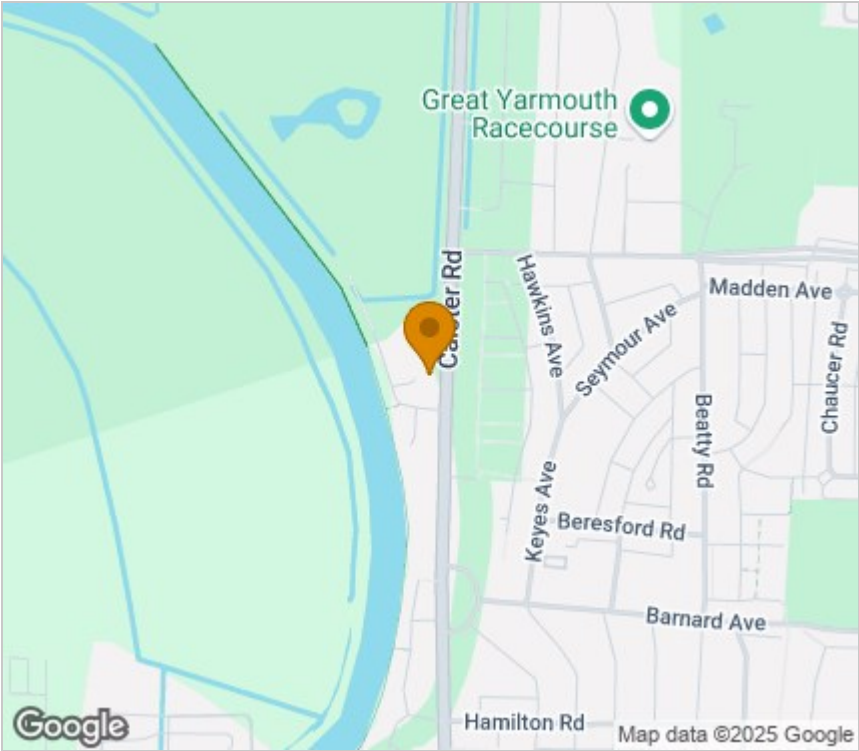


Viewing

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

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Area Map



Energy Efficiency Graph

