

**Aldreds**  
Estate Agents



39 Collingwood Road  
Great Yarmouth, NR30 4LR  
Offers Over £328,000





# 39 Collingwood Road

Great Yarmouth, NR30 4LR

Aldreds are pleased to offer this immaculately presented, extended semi detached house in a much sought after location yards from the sea front. The property has been very well maintained and further enhanced internally to provide a quality modern living space with accommodation comprising of an entrance porch, entrance hall, ground floor shower room, lounge, dining room, sitting room, luxury fitted kitchen and utility room on the ground floor. A first floor landing serves the main bedroom with an en-suite shower room, two further double bedrooms, quality bathroom suite and separate cloakroom. Outside front and rear low maintenance gardens with a west facing aspect to the rear compliment this home. There is also a driveway for car parking and single garage. The property also benefits from double glazed windows and gas central heating. View early to avoid disappointment.

## Entrance Porch

Frosted double glazed entrance door with double glazed side screen and window to side, glazed casement doors to:

## Entrance Hall

Stripped wood and varnished flooring, radiator, stairs to first floor with under stairs cupboard, doors leading off to:

## Shower Room

11'2" x 3'4" (3.41 x 1.02)

Recently re-fitted with a shower cubicle with electric shower and aqua panelled walls, low level wc, vanity unit with inset wash basin, panelled ceiling with spot lights, radiator, vinyl flooring, frosted double glazed window to side aspect.

## Lounge

12'7" x 11'10" (3.84 x 3.63)

Plus double glazed bay window to front aspect, attractive cast iron open fireplace, stripped wood and varnished flooring, radiator, tv point.

## Family Room

11'11" x 11'2" (3.64 x 3.42)

Including the chimney breast, stripped wood and varnished flooring, picture rail, radiator, open access to:

## Dining Room

14'2" x 9'11" (4.34 x 3.04)

Tiled flooring, radiator, two radiators, double glazed patio doors to rear, access to:

## Kitchen

11'10" x 9'11" (3.62 x 3.03)

Luxury fitted kitchen with white gloss finish wall and matching base units with grey matt stone effect work surfaces over, matching upstands, single drainer stainless steel sink with mixer taps, built in electric double oven, four ring ceramic hob with stainless steel splashback and extractor hood over, double glazed window to side aspect, radiator, LVT flooring, recessed spot lights, double glazed window to side aspects, door to:

## Utility Room

6'2" x 5'6" (1.90 x 1.70)

Matching fitted grey matt stone effect work surfaces with space and plumbing below for a washing machine and tumble dryer, wall mounted gas boiler, frosted double glazed window to side aspect, LVT flooring, part double glazed pvc door to rear.

## First Floor Landing

Fitted carpet, double glazed window to front aspect, access to the loft space, doors leading off to:

## Bedroom 1

12'7" x 11'10" maximum (3.84 x 3.63 maximum)

Plus a double glazed bay window to front aspect providing sea glimpses, radiator, tv point, stripped wood and varnished flooring, picture rail, double doors to:

## En-Suite Shower Room

6'7" x 6'7" (2.02 x 2.01)

Tiled shower cubicle with mains fed shower fitting, tiled flooring and walls, electric towel rail/radiator, extractor fan.







### Bedroom 2

11'11" x 10'11" (3.64 x 3.35)

Including the chimney breast, stripped wood and varnished flooring, radiator, double glazed window to rear aspect, picture rail.

### Bedroom 3

9'11" x 8'4" (3.04 x 2.55)

Stripped wood and varnished flooring, radiator, double glazed window to rear aspect, picture rail.

### Family Bathroom

5'9" x 5'6" (1.76 x 1.70)

White suite comprising panelled Jacuzzi bath, pedestal wash basin, tile effect aqua panelled walls, vinyl flooring, towel rail/radiator, frosted double glazed window to side aspect.

### Cloakroom

Low level wc, radiator, vinyl flooring, frosted double glazed window to side aspect.

### Outside

To the front of the property double gates lead to a concreted driveway providing off street parking that extends down the side of the property to the single garage with power and lighting. The main garden area to the front is low maintenance laid with shingle and raised flower beds. A gated access leads in to the rear garden which is also very low maintenance laid with various paved patios and artificial grass, raised planters, small lawn and a summerhouse. The rear garden faces a westerly direction.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'D'

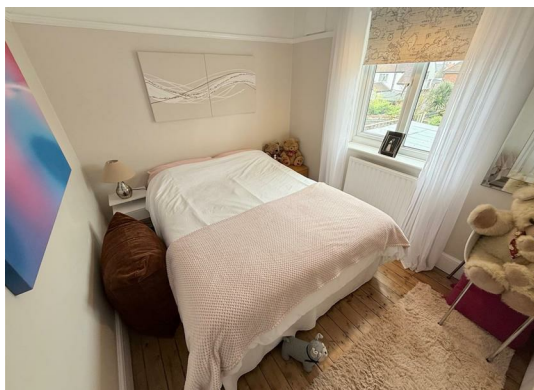
### Location

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 Great Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's in St Nicholas Road, at the next set of traffic lights turn left into Nelson Road North, continue into North Denes Road, turn right into Salisbury Road, turn left into Collingwood Road where the property can be found on the left hand side.

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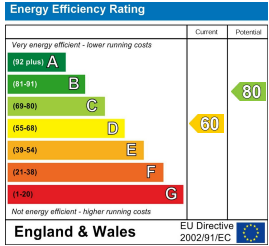
Floor Plan



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.

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