

**Aldreds**  
Estate Agents



2 Marine Crescent, Great Yarmouth, NR30 4ER

£575,000



6



3



4



D







£575,000

## 2 Marine Crescent Great Yarmouth, NR30 4ER

- Prime Sea Front Location
- Flexible Living Space Of Approaching 3000 Square Ft
- En-Suite Bathroom, Wet Room & Shower Room
- Stunning Open Plan Living Space
- Views Over North Drive & The Sea Beyond
- Superb Detached Executive Residence
- Five/Six Bedrooms
- Generous Westerly Facing Garden
- Gas Central Heating
- A Rare Opportunity

Aldreds are pleased to offer this rare opportunity to acquire a substantial detached executive residence situated in a highly sought after prime location overlooking North Drive and the sea beyond. The property offers a spacious flexible living space comprising of an entrance porch serving the reception hall, dining room open plan in to a delightful living room, large kitchen/breakfast room, sitting room, study and wet room on the ground floor. On the first floor a light and airy landing provides access to a master bedroom with en-suite bathroom, four/five further bedrooms and a family shower room. Outside a sweeping driveway provides ample parking and access to a car port and garage. The rear garden is of a generous size with plenty of space to enjoy the afternoon sunshine with a westerly aspect. The property also benefits from double glazed windows, gas central heating and is offered chain free. View early to avoid disappointment.



### Entrance Porch

Wood panelled entrance door, frosted double glazed window, internal door to:

### Reception Hall

Stairs to first floor, radiator, deep cloaks storage cupboard, doors leading off to:

### Sitting Room 14'11" x 12'10" (4.55 x 3.93)

Plus semi circular double glazed bay window to front aspect, double glazed window to side aspect, radiator, fitted storage.

### Study 12'11" x 7'11" (3.96 x 2.42)

Double glazed window to front aspect, radiator.

### Wet Room 6'4" x 5'6" (1.94 x 1.68)

Waterproof floor membrane with wall mounted main system shower and floor drain, pedestal wash basin, low level wc, frosted double glazed window to side aspect, radiator, under stairs storage cupboard.







### Dining Room 13'11" x 12'11" (4.26 x 3.94)

Including the chimney breast, curved alcoves with double glazed windows to side aspect, wall lights, radiator, open plan access to:

### Living Room 19'10" x 18'5" (6.06 x 5.63)

Stunning living room space with a red brick fireplace and inset coal effect living flame gas fire and matching side display area, three double glazed windows to side and rear aspects, tv point, wall lights, long radiator, glazed casement doors to:

### Kitchen/Breakfast Room 27'9" maximum x 11'6" maximum (8.48 maximum x 3.51 maximum)

Fitted antique pine base units with work surfaces over and inset double bowl single drainer stainless steel sink unit, recess with space for a range cooker, breakfast bar seating area, double glazed windows to side and rear aspects, deep built in pantry cupboard and additional smaller pantry/storage cupboard, Karndean flooring, radiator, part double glazed door to rear, access to:





### Utility Room 6'11" x 4'9" (2.11 x 1.47)

Space and plumbing for a washing machine and tumble dryer, ceramic Butler's sink, double glazed window to side aspect.

### First Floor Landing

Light and airy spacious landing with a frosted double glazed window to side aspect, two built in storage cupboards and a linen cupboard with heater, access to the ;loft space with pull down ladder and lighting, doors leading off to:

### Bedroom 1 18'1" x 11'6" (5.52 x 3.53)

Including bedroom furniture, double aspect double glazed windows to side and rear aspects, radiator, door to:

### En-Suite Bathroom 6'6",134'6" x 7'6" (2,41 x 2.31)

Coloured suite comprising panelled bath, low level wc, pedestal wash basin, bidet, tiled walls, frosted double glazed window to rear aspect.

### Bedroom 2 14'10" x 12'11" (4.54 x 3.96)

Plus semi circular double glazed bay window to front aspect overlooking the Crescent, North Drive and sea beyond, radiator, wardrobe cupboard.

### Bedroom 3 14'5" x 11'4" (4.41 x 3.46)

Double aspect double glazed windows to front and side aspects overlooking the Crescent, North Drive and sea beyond, radiator, wardrobe cupboard.

### Bedroom 4 14'5" x 8'11" (4.41 x 2.73)

Double glazed window to side aspect, radiator, wardrobe cupboard.

### Bedroom 5 10'11" x 5'1" (3.34 x 1.55)

Double glazed window to rear aspect, radiator.

### Bedroom 6 14'7" x 7'9" (4.46 x 2.38)

Double aspect double glazed windows to side and rear aspects, radiator.

### Agents Note

Bedrooms 5 & 6 could easily be incorporated to make one large bedroom by the removal of a stud wall partition.

### Family Shower Room

Double width curved shower cubicle with mains fed shower fitting, low level wc, bidet, pedestal wash basin, chrome towel rail/radiator, tiled walls and flooring, extractor fan, frosted double glazed window to side aspect.

### Outside

To the front of the property is a tarmac driveway flanked by low maintenance block pavior and flower beds beyond which double gates lead to a car port and single garage 4.97m x 2.75m with up and over door, power and lighting, personal door to the side. A gated access leads in to the rear garden which is of a generous size and has been designed to enjoy the sunshine all day long with areas of patio, lawn and flower beds, with to either side of the garden two spacious summer house seating areas. There are also various useful outbuildings/brick built storage sheds, outside utility and boiler house. The rear garden is fully enclosed and faces a westerly aspect.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'G'

### 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 past the White Swan Public House, continue into Lawn Avenue, continue over the traffic lights into Caister Road, after a couple of hundred yards take the third turning right in to Barnard Crescent and follow round to the left in to Barnard Avenue. Continue to the sea front and turn right on to North Drive. Take the third tuning on the right in to Marine Crescent.

### Ref: Y12539

Floor Plans

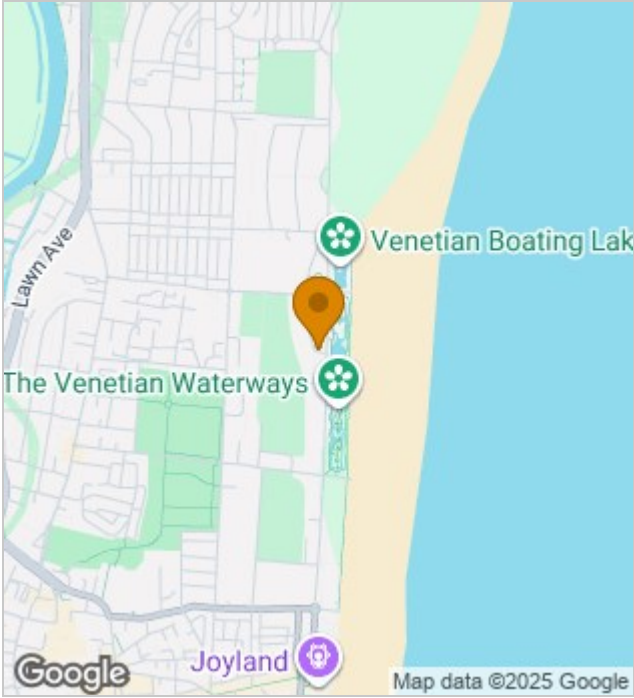


Viewing

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  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

