

Aldreds
Estate Agents



17 River Walk

Great Yarmouth NR30 4BZ

£395,000



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Aldreds are pleased to offer this well presented, modern detached executive residence in a popular sought after location providing rear views of the river from the first floor elevation. The property has been well maintained and would make an ideal family home with a flexible layout of accommodation comprising of an entrance porch, reception hall, lounge/dining room, conservatory, study, quality fitted kitchen, utility room and cloakroom on the first floor. A spacious landing leads to four good sized bedrooms one of which has an en-suite shower room with an additional family bathroom. Outside a sweeping driveway provides ample parking and access to a detached double garage, established front and rear gardens. The property also benefits from double glazed windows, gas central heating and will be offered chain free.

Entrance Porch

Part double glazed pvc entrance door with double glazed side screen, internal door to:

Reception Hall

Stairs to first floor, radiator, built in storage cupboard, fitted carpet, doors leading off to:

Lounge/Dining Room

22'0" x 12'3" (6.73 x 3.74)

Double aspect room with a cantilevered double glazed bay window to front aspect, two radiators, fireplace with inset fitted gas fire, wall light points, wall mount tv point, sliding double glazed patio doors to:

Conservatory

10'2" x 9'5" (3.10 x 2.89)

Brick and pvc double glazed construction with pitched poly carbonate roof over, power points, wood effect laminate flooring, wall light point, double glazed French doors to rear.

Study

10'3" x 8'9" (3.14 x 2.67)

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

Kitchen

12'6" x 9'8" (3.82 x 2.95)

Quality white gloss fitted kitchen with handle less wall and matching base units with solid granite work surfaces over, central island unit with inset under counter double bowl sink and integrated dishwasher, built in electric double oven, five ring gas hob, with glass coloured splashback panel and extractor hood over, integrated microwave, recessed spot lights, LVT flooring, double glazed window to rear, door to:

Utility Room

9'4" x 4'9" (2.86 x 1.46)

Matching range of white gloss handle less units with base units with inset single drainer sink set in granite worktops, full width and full height larder storage unit housing the gas boiler, double glazed window to side, part double glazed pvc door to rear, LVT flooring.

Cloakroom

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

First Floor Landing

Built in linen cupboard, access to the insulated loft space, large double glazed picture window, fitted carpet, doors leading off to:

Bedroom 1

12'4" x 11'9" (3.78 x 3.60)

Plus a built in twin double wardrobe cupboard, wall mount tv point, double glazed window to front aspect, radiator, fitted carpet, door to:





En-Suite Shower Room

5'11" x 4'11" (1.81 x 1.50)

Plus tiled shower cubicle with a mains fed shower fitting, low level wc, pedestal wash basin, frosted double glazed window to front aspect, radiator.

Bedroom 2

12'3" x 10'4" (3.75 x 3.15)

Including a twin fitted wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.

Bedroom 3

11'9" x 9'7" maximum (3.60 x 2.93 maximum)

Double glazed window to rear aspect providing river views, radiator, fitted carpet.

Bedroom 4

9'6" x 7'3" (2.92 x 2.22)

Double glazed window to rear aspect providing river views, radiator, fitted carpet.

Family Bathroom

Suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

Outside

To the front of the property a sweeping tarmac driveway provides ample parking and access to the double brick and tiled pitched roof garage with twin up and over doors, power and lighting, the remainder of the garden is laid to lawn with established shrubs, bushes and hedge screening. to either side of the property gated accesses lead to the rear where there are additional enclosed side garden areas and a private well screened rear garden which faces a westerly aspect.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - 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.

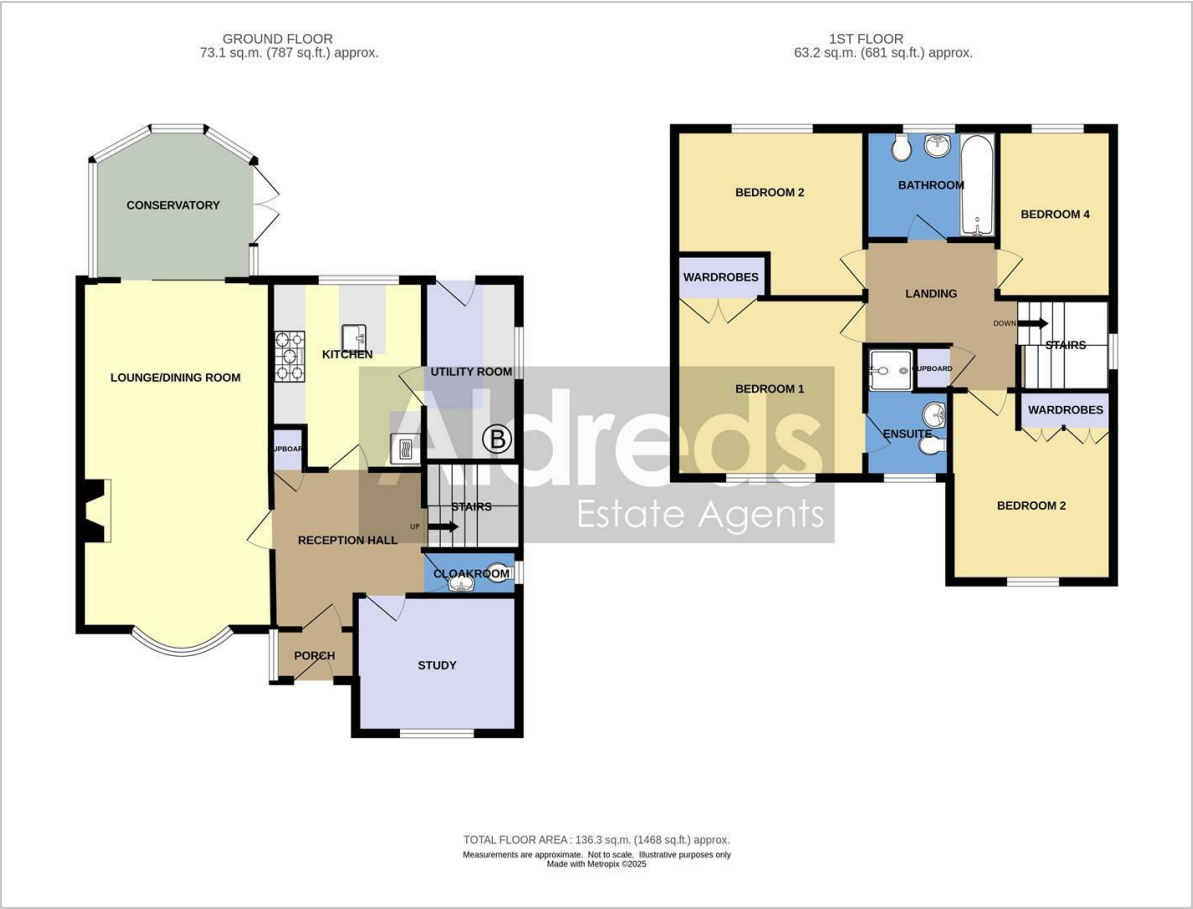
Directions

Leave Great Yarmouth heading north along Caister Road, turn left in to River Walk where the property can be found towards the bottom of the road facing you.

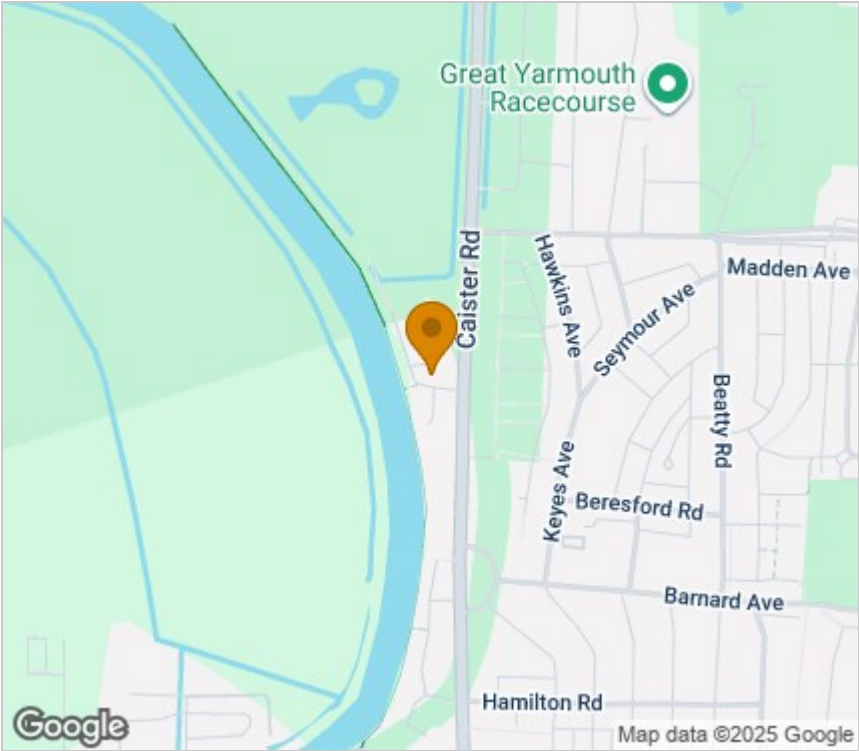
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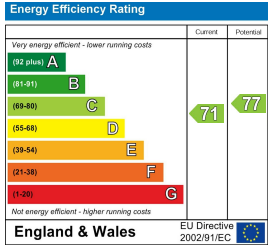
Floor Plan



Area Map



Energy Efficiency Graph



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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