

Aldreds
Estate Agents



4, Carrel Road, Gorleston,
Great Yarmouth, Norfolk, NR31 7RF

Offers in Excess of £400,000

A fantastic Bovis built, executive style four bedroom detached house sitting in this popular South Gorleston location.

The property has a large entrance hall, spacious lounge, dining room, study, kitchen/breakfast room, utility room and ground floor cloakroom.

On the first floor there is a stunning master suite with bedroom, dressing room and ensuite, bedroom two with ensuite, two further bedrooms and a family bathroom.

Gas central heating and sealed unit double glazing.

Outside there are front & rear gardens and a driveway leading to a tandem length garage.

Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, door to front.

Lounge 17' 1" x 15' 1" (5.21m x 4.59m)

Two double glazed windows to front aspect, double glazed window to side aspect, radiator.

Study 8' 2" x 7' 8" (2.5m x 2.33m)

Double glazed window to front aspect, radiator.

Dining Room 11' 4" x 10' 1" (3.45m x 3.07m)

Door to rear, radiator.

Cloakroom

Low level WC, hand wash basin, part tiled walls.

Kitchen/Breakfast Room 12' 1" x 10' 8" (3.69m x 3.25m)

Base and wall mounted storage units with roll rop work surfaces over, gas cooker point, double glazed window to rear aspect, radiator, sink and drainer, dishwasher, part tiled walls.

Utility Room 7' 9" x 5' 2" (2.36m x 1.57m)

Base units, stainless steel sink and drainer, door to rear, radiator.

Landing

Double glazed window to rear aspect, radiator.

Master Suite

Bedroom Area 15' 0" x 9' 9" (4.58m x 2.96m)

Two double glazed windows to front aspect, radiator.

Dressing Room Area

Two built in wardrobes, door to:-

Ensuite Shower Room 7' 2" x 5' 6" (2.18m x 1.67m)

Shower in cubicle, pedestal hand wash basin, low level WC, part tiled walls, opaque double glazed window to side aspect.

Bedroom 2 12' 2" x 8' 8" (3.7m x 2.65m)

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

Ensuite Shower Room 2

Shower in cubicle, pedestal hand wash basin, low level WC, tiled walls, radiator.

Bedroom 3 12' 2" x 6' 7" (3.7m x 2.0m)

Double glazed window to rear aspect, radiator.

Bedroom 4 10' 1" x 7' 7" (3.07m x 2.32m)

Built in wardrobe, double glazed window to rear aspect, radiator.

Bathroom 7' 1" x 6' 0" (2.17m x 1.83m)

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, opaque double glazed window to side aspect, radiator.





Outside

To the front of the property there is a driveway leading to a tandem garage, the garage has an up and over door and benefits from power and light, lawned garden. To the rear of the property there is a good size lawned garden with flower beds and borders containing bushes, shrubs and plants, paved patio, summerhouse.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band E



Location

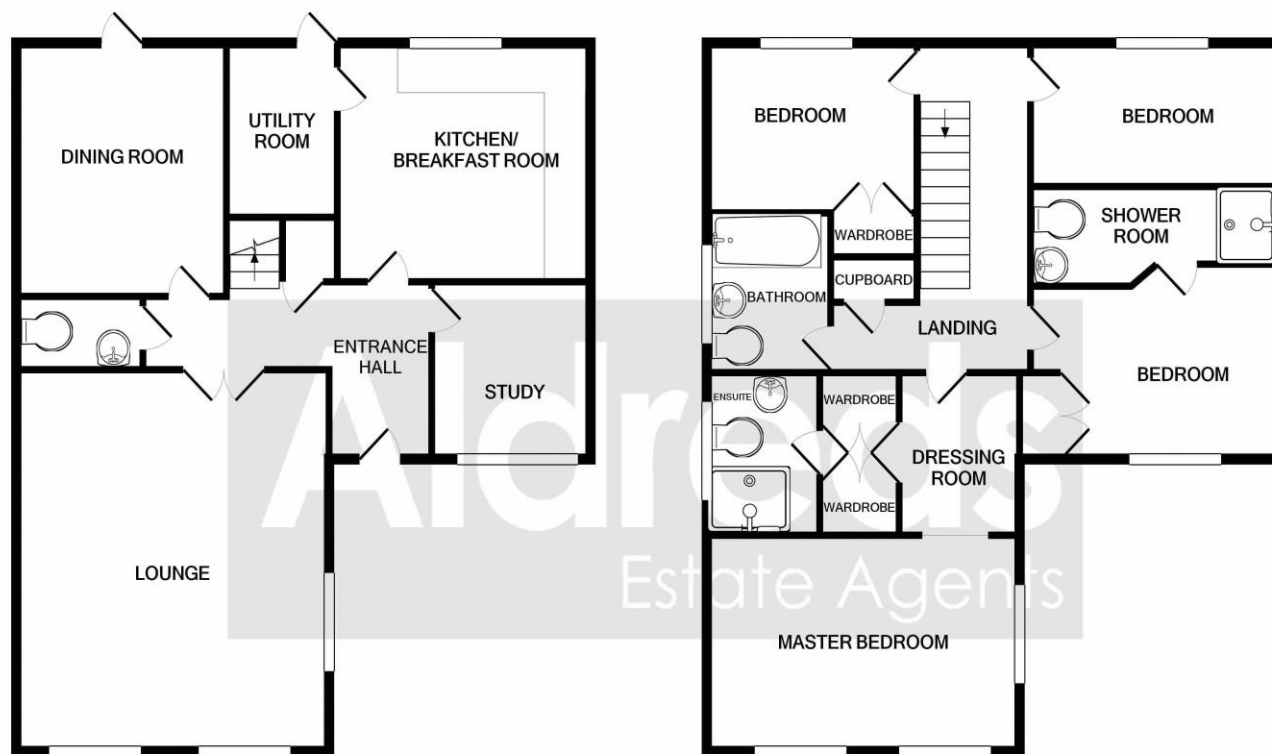
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, at the roundabout turn right into Beaufort Way, continue over the roundabout, turn right into Carrel Road where the property can be found on the right hand side.

EPC Rating - TBC

Ref: G17542/11/21



GROUND FLOOR
APPROX. FLOOR
AREA 65.9 SQ.M.
(709 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 65.9 SQ.M.
(709 SQ.FT.)
TOTAL APPROX. FLOOR AREA 131.8 SQ.M. (1419 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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