

**Aldreds**  
Estate Agents



8 Yallop Avenue

Gorleston, Great Yarmouth, NR31 6HA

Guide Price £525,000



## 8 Yallop Avenue

Gorleston, Great Yarmouth, NR31 6HA

Offered for sale with no onward chain, this 4 bedroom detached house offers real potential with flexible accommodation including 2 ground floor bedrooms and 2 first floor bedrooms. The property is a short stroll from the beach and perfectly situated for access to the James Paget Hospital and Gorleston Golf Club. The house also benefits from gas central heating and UPVC double glazed windows.

### Entrance Porch

**8'10" x 4'5" (2.69m x 1.35m)**

UPVC entrance door with patterned double glazed panel. Single glazed door and side panel to entrance hall.

### Entrance Hall

Radiator. Built-in cloaks/storage cupboard. Under stairs recess. Open tread carpeted staircase to first floor landing.

### Cloakroom

Matching WC and pedestal wash basin. Radiator. Fully tiled walls.

### Office/Bedroom 4

**10'11" x 9'10" (3.33m x 3.00m)**

Radiator. Built-in double wardrobe and shelved storage cupboard.

### Lounge

**20'10" x 15'5" (6.35m x 4.70m)**

Radiator. Coal effect living flame gas fire with dark wood surround and marble inset and hearth.

### Dining Room

**11'7" x 10'10" (3.53m x 3.30m)**

Radiator.

### Kitchen/Breakfast Room

**13'9" x 12'10" (4.19m x 3.91m)**

Worktops with a range of cupboards and drawers below and an inset one and a half bowl single drainer sink with mixer tap. Matching wall cupboards with concealed lighting below. Inset four ring electric hob with an extractor above. Built-in fan assisted oven and grill with cupboard above and drawers below. Integrated refrigerator and freezer. Wall mounted convector heater.

### Utility Room

**12'11" x 5'7" (3.94m x 1.70m)**

Stainless steel single drainer sink with cupboard and drawer below. Tiled walls. Fitted wall cupboards. Plumbing for washing machine. Freestanding gas fired boiler. UPVC double glazed door to the rear garden.





#### Ground Floor Bedroom 1

**13'3" max x 16'10" max (4.04m max x 5.13m max)**

Radiator. Vanity sink with cupboard below. Fitted mirrors. Built-in double wardrobes.

#### Landing

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder. UPVC double glazed sliding patio door to balcony.

#### Bedroom 2

**14'9" max x 13'5" max plus recess (4.50m max x 4.09m max plus recess)**

Radiator. Vanity sink with drawers below.

#### Bedroom 3

**13'0" x 9'10" plus recess (3.96m x 3.00m plus recess)**

Radiator. Vanity sink with cupboards below.

#### Bathroom

Fully tiled walls and a matching coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal, wash basin, bidet. Separate tiled shower cubicle with a mixer shower. Radiator. Inset spotlights. Shaver point.

#### Storage Room

**23'6" x 10'9" max (7.16m x 3.28m max)**

A useful storage space with sloping ceiling and restricted head height, radiator, three double glazed skylight windows. Access door to remaining loft space.

#### Outside

**18'1" x 15'5" (5.51m x 4.70m)**

A wide driveway leads to a double garage 5.51m deep x 4.70m wide (18'1" deep x 17'5" wide) with electric up-and-over door, light and power, cold water tap, single glazed window and door to rear. There is access on both sides of the property to the rear garden which is laid predominantly to lawn with established tree and shrub borders. Corner patio area with a summer house.

#### Tenure

Leasehold - 999 years from 2nd August 1967

Rent: £65 per annum - to be checked

#### Council Tax

Great Yarmouth Borough Council - Band F

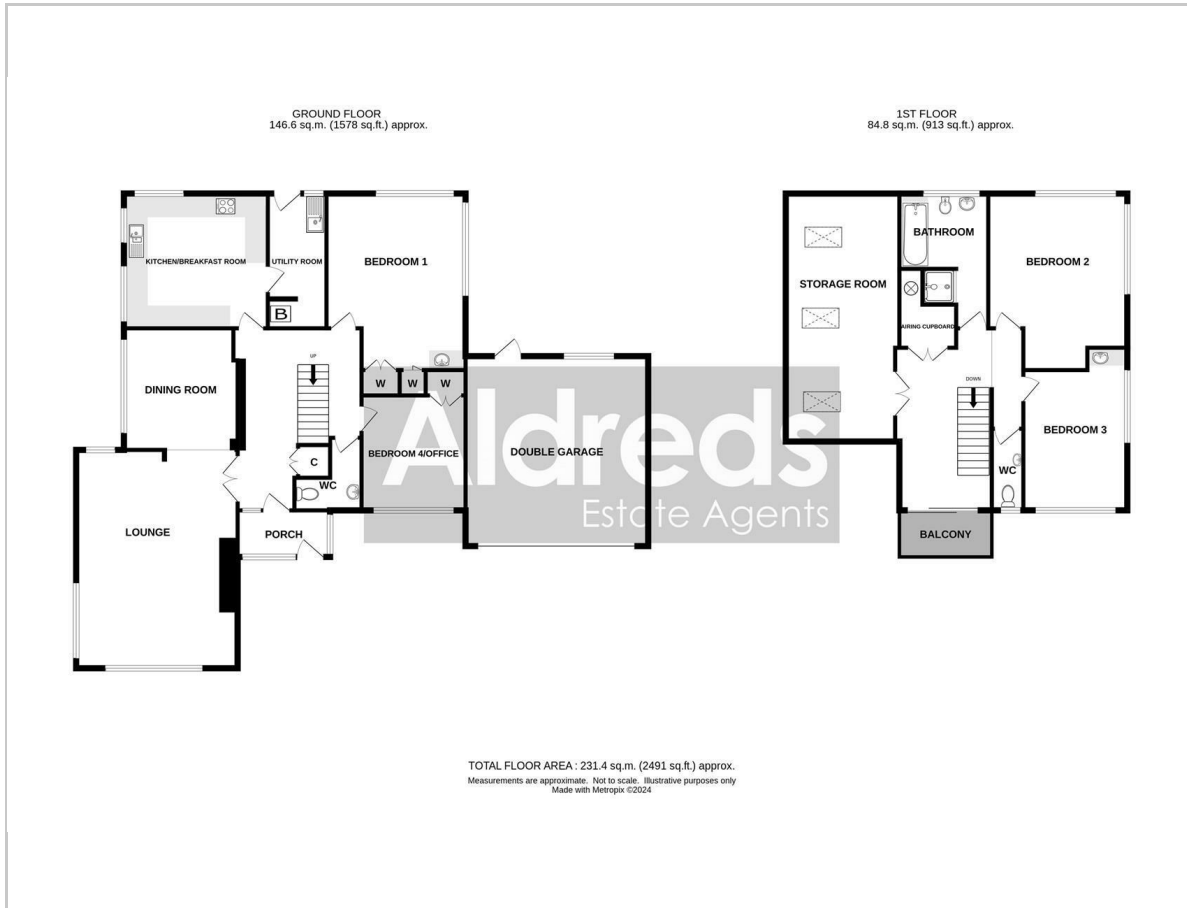
#### Location

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.

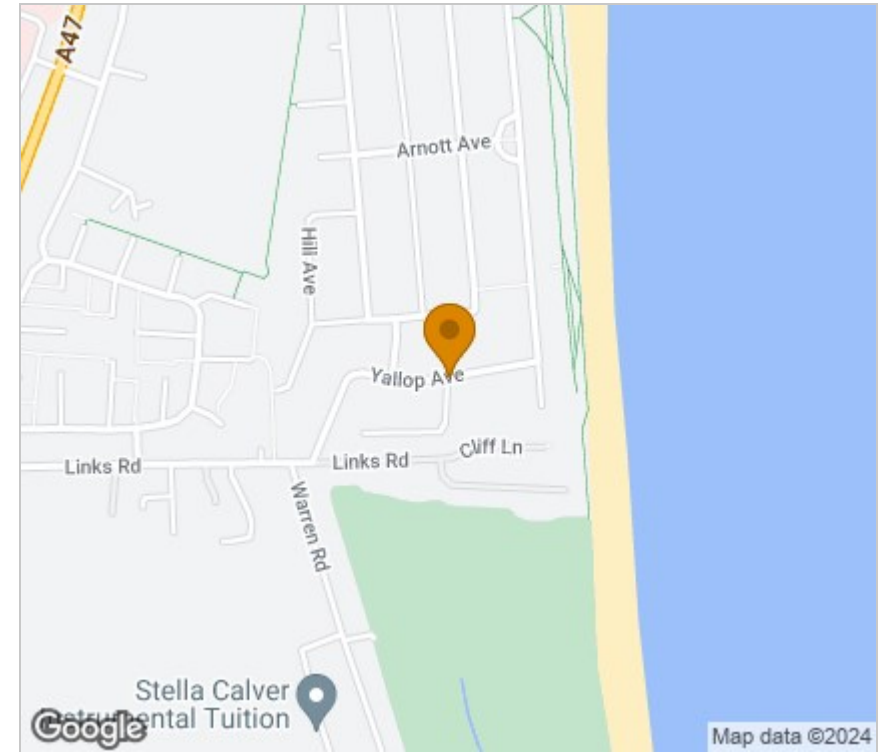
Ref: G17954/10/23



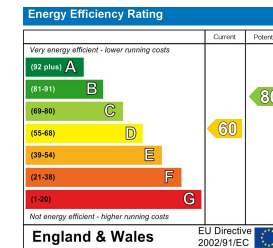
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA