

**Aldreds**  
Estate Agents



22 Jenner Road

Gorleston, Great Yarmouth, NR31 7RB

Guide Price £390,000 - £400,000



## 22 Jenner Road

Gorleston, Great Yarmouth,

\*\* GUIDE PRICE £390,000 - £400,000\*\* Aldreds are pleased to offer this substantial modern detached family residence in this popular South Gorleston location convenient for the James Paget Hospital and local schooling. The property has been well maintained throughout and offers a spacious flexible living space comprising of a reception hall serving the lounge, separate dining room, conservatory, cloakroom, study/bedroom 5, large kitchen/breakfast room with offset utility room. On the first floor the landing serves a master bedroom with en-suite shower room with an additional three good size bedrooms and family bathroom. Outside there are generous gardens and a rear access leading to a double driveway and detached double garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Reception Hall

Part double glazed composite entrance door with adjacent double glazed windows to front aspect, radiator, telephone point, wood effect laminate flooring, stairs to first floor, doors leading off to:

### Cloakroom

Low level wc with concealed cistern, pedestal wash basin, wood effect laminate flooring, radiator, extractor fan.

### Lounge

20'4" x 10'11" (6.21 x 3.33)

Front to back living room with a double aspect, double glazed window to front aspect, two radiators, tv point, marble fireplace with moulded surround and inset electric fire, wood effect laminate flooring, double glazed French doors to:

### Conservatory

17'2" x 10'6" maximum (5.25 x 3.22 maximum)

Brick and double glazed construction with pitched poly carbonate roof over, lighting and power points, double glazed French doors to rear, wood effect laminate flooring, electric panel heater.

### Dining Room

12'8" x 9'4" (3.87 x 2.86)

Plus shallow double glazed bay window to front aspect, wood effect laminate flooring, radiator, tv point.

### Study/Bedroom 5

8'10" x 7'6" (2.70 x 2.31)

Could be used as a single bedroom with radiator, double glazed window to rear aspect, wood effect laminate flooring, telephone point.

### Kitchen/Breakfast Room

12'8" x 12'8" maximum (3.88 x 3.87 maximum)

Extensively fitted with a range of wood grain finish shaker style wall and matching base units with work surface over, single drainer one and a half bowl stainless steel sink unit with mixer taps, part tiled walls, tile effect vinyl flooring, radiator, space and plumbing for a dishwasher, four ring gas hob with incorporated extractor hood over, built in double electric oven, double glazed window to rear, door to:

### Utility Room

3'3".291'11" x 5'6" (1.89 x 1.70)

Fitted work surface with space and plumbing below for a washing machine and recess for tumble dryer, single drainer stainless steel sink unit, part double glazed door to side.

### First Floor Landing

Double glazed window to front aspect, radiator, built in airing cupboard housing the pressurised hot water cylinder and gas fired boiler.





#### Bedroom 1

11'1" x 11'1" (3.40 x 3.40 )

Plus recess with two built in wardrobe cupboards, tv point, radiator, double glazed window to front aspect, fitted carpet, door to:

#### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, wood effect laminate flooring, extractor fan, frosted double glazed window to rear aspect, radiator.

#### Bedroom 2

13'1" maximum x 12'8" maximum (4.01 maximum x 3.87 maximum)

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

#### Bedroom 3

12'1" x 11'4" (3.70 x 3.47)

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

#### Bedroom 4

6'6", 239'6" x 7'8" (2.73 x 2.36)

Double glazed window to rear aspect, radiator, fitted carpet, access to the loft space.

#### Family Bathroom

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

#### Outside

The property sits on a generous plot with a lawned garden to the front of the property with a gated side access leading in to the rear garden. The rear garden is mainly lawned with an area of patio and enclosed by panelled fencing. An additional gate leads to the rear double driveway providing parking and access to the brick and tiled pitched roof double garage with twin up and over doors, power and lighting. 5.55m x 5.45m.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'E'

#### Location

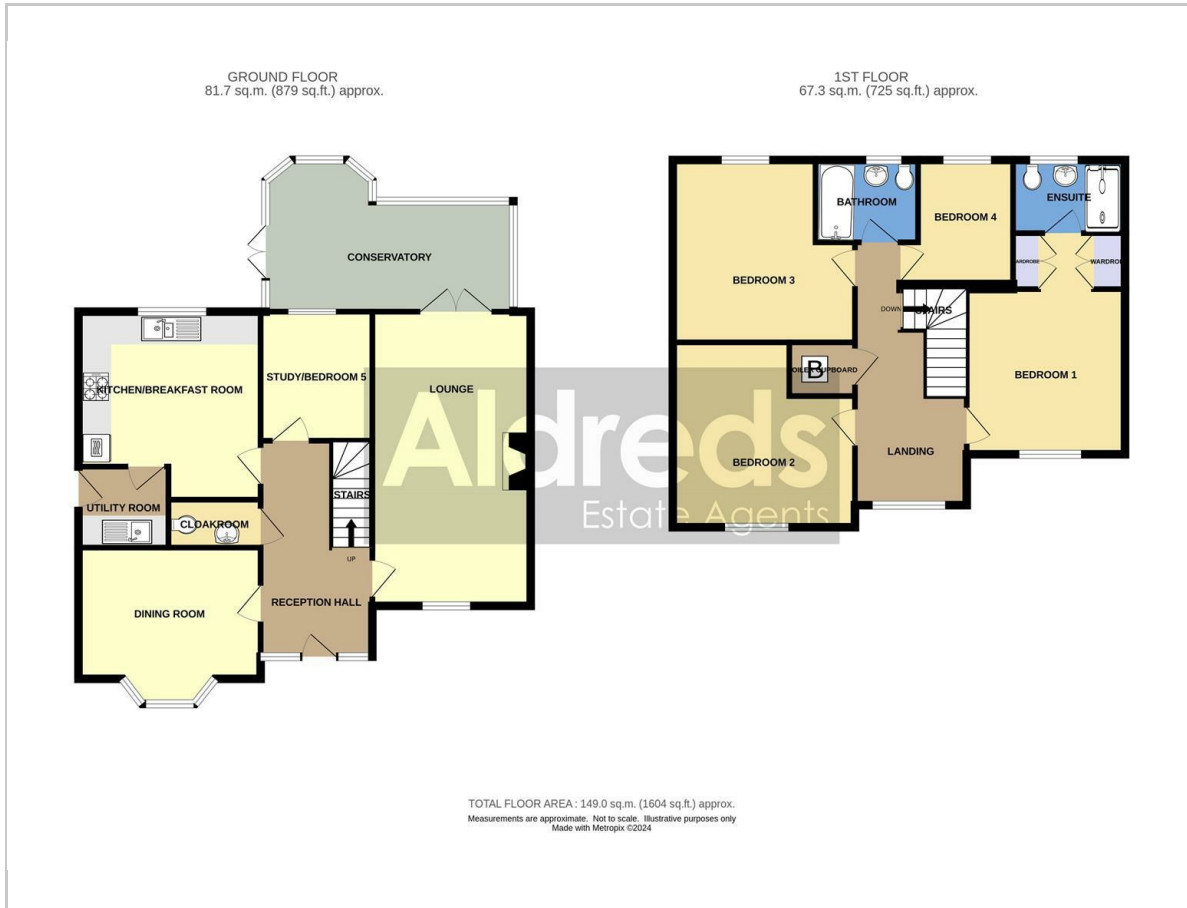
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach

#### 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 next roundabout turn right into Beaufort Way, at the next roundabout turn right into Jenner Road where the property can be found on the right hand side.



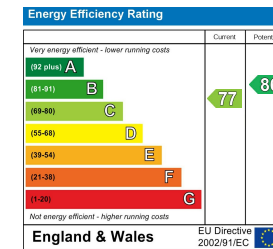
## Floor Plan



## 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.

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