



27 Hawthorn Road
Gorleston, Great Yarmouth, NR31 8ES

£205,000



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A beautifully presented 3 bedroom mid terraced home with driveway and low maintenance garden. Situated in this convenient location with the benefits of gas central heating and sealed unit double glazing. No Onward Chain

Entrance Porch

Part double glazed pvc entrance door and double glazed windows, part double glazed pvc internal door to:

Entrance Hall

Stairs to first floor with open under stairs storage recess with fitted shelving, wood effect laminate flooring, radiator, doors leading off to:

Utility

5'1" x 4'10" (1.55 x 1.48)

Fitted work surface with space and plumbing below for a washing machine, gas fired combination boiler, frosted double glazed window to front aspect, cloaks storage space.

Lounge/Dining Room

19'11" x 10'8" narrowing to 9'2" (6.08 x 3.26 narrowing to 2.81)

Superb double aspect room with double glazed window to front aspect and double glazed French doors to rear both with fitted blinds, built in storage cupboard, two radiators, tv point, part fitted carpet and part wood effect laminate flooring, painted dado rail.

Kitchen/Breakfast Room

11'3" x 8'3" (3.45 x 2.54)

Quality fitted kitchen with colour contrast gloss handle less units comprising wall units with bae cupboards below with wood effect work surfaces over, fitted breakfast bar, single drainer one and a half bowl black cast sink with mixer taps, built in electric double oven, four ring ceramic hob and extractor hood over, metro tiling to walls, wood effect laminate flooring, space for a fridge/freezer, double glazed window and door to rear.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

12'2" maximum x 11'5" (3.71 maximum x 3.49)

Double glazed window with fitted blinds to rear aspect, radiator, tv point, fitted carpet.

Bedroom 2

10'8" x 8'1" (3.26 x 2.48)

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





Bedroom 3

8'5" x 8'5" (2.58 x 2.57)

Plus over stairs cupboard, wood effect laminate flooring, double glazed window to rear aspect with fitted blinds, radiator.

Bathroom

Quality white suite comprising p shaped bath with mixer tap and mains fed shower fitting over, low level wc, vanity unit with inset wash basin, storage cupboards to one wall with mirror panel and lighting over, part sparkle aqua panelled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to front aspect.

Outside

The front garden has been opened up with a block pavior driveway providing off street parking with low maintenance borders and low retaining fence line. To the rear the garden has also been designed for ease of maintenance with paved patio areas, stone inlay and raised flower beds. At the bottom of the garden is a useful store/workshop with power connected. The rear garden is fully enclosed and faces a southerly direction providing a sun trap place to relax.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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, continue over the roundabout, turn right at the next set of traffic lights into Shrublands Way, turn left into Almond Road, follow the road round to the right turning next left just past the parade of shops in to Hawthorn Road.

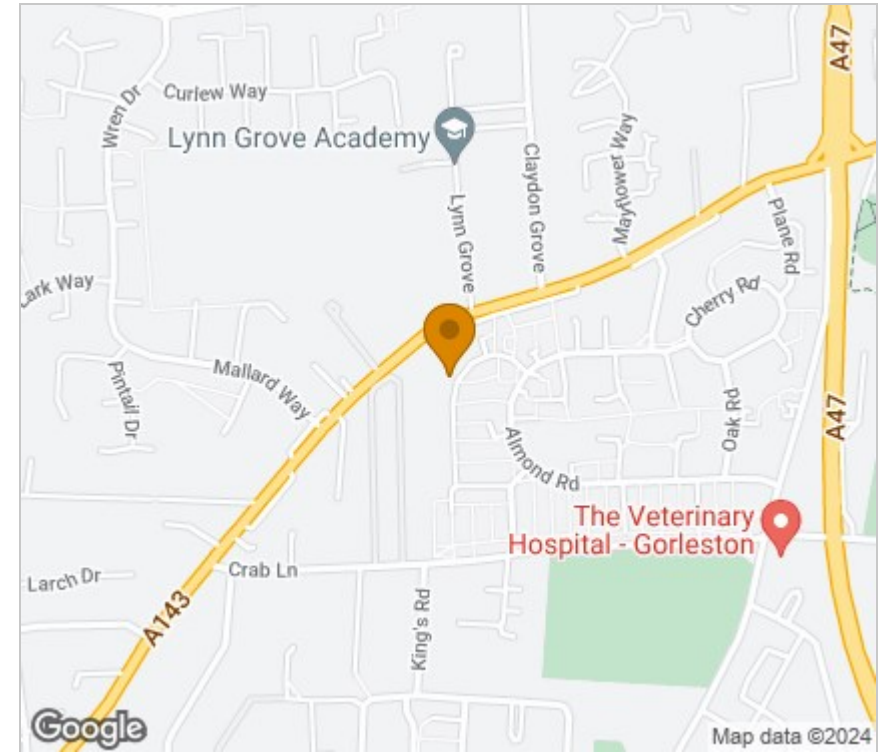
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Floor Plan



Area Map



Viewing

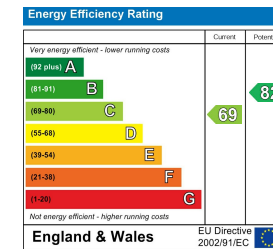
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Energy Efficiency Graph



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