

**Aldreds**  
Estate Agents



11 Curie Drive

Gorleston, Great Yarmouth, NR31 7RH

£500,000



## 11 Curie Drive

Gorleston, Great Yarmouth, NR31 7RH

GUIDE PRICE £500,000 to £525,000. A fantastic, executive style, extended four/five bedroom detached house sitting in this convenient location for the James Paget Hospital. On the ground floor there an entrance porch, entrance hall, lounge, fantastic sitting room/day room, large kitchen/dining room, conservatory, study (which could be used as another bedroom) and a cloakroom. On the first floor there is a landing, master bedroom with ensuite shower room, bedroom two with ensuite shower room, two further bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. To the front of the property there is a driveway leading to garage. Front and rear gardens. Carpets and flooring as fitted are included in the asking price.

### Entrance Porch

Built in wardrobe, entrance door.

### Entrance Hall

Stairs rising to landing, understairs cupboard, radiator.

### Lounge

22'10" x 11'4" (6.96 x 3.45)

Two double glazed windows to front aspect, radiator.

### Conservatory

20'10" x 12'1" (6.35 x 3.68)

Brick base with sealed unit double glazing, double glazed French doors to rear garden, radiator, door to:-

### Sitting Room/Day Room

17'2" x 16'5" (5.23 x 5.00 (5.22 x 5.01))

Door to front, double glazed door to garden.

### Kitchen/Dining Room

Base and wall mounted storage units with work surfaces over, two double glazed windows to rear aspect, sink with drainer, gas cooker point, wall mounted gas boiler in storage cupboard, inset ceiling lights, integrated dishwasher, integrated washing machine and integrated tumble dryer.

### Study/Bedroom 5

9'9" x 7'5" (2.97 x 2.26 (2.98 x 2.25))

Double glazed window to front aspect, door to front.

### Cloakroom

5'8" x 5'1" (1.73 x 1.55)

Hand basin, low level WC, radiator.

### Landing

Loft access.

### Master Bedroom

11'5" x 11'5" (3.48 x 3.48)

Built in wardrobe, two double glazed windows to rear aspect, two radiators, door to:-





#### Ensuite Shower Room

Shower in cubicle, pedestal hand wash basin, low level, opaque double glazed window to rear aspect, radiator.

#### Bedroom 2

11'6" x 10'3" (3.51 x 3.12)

Storage cupboard, two double glazed windows to rear aspect, two radiators, door to:-

#### Ensuite Shower Room.

Shower in cubicle, pedestal hand wash basin, low level WC, double glazed window to rear aspect, radiator.

#### Bedroom 3

11'7" x 8'10" (3.53 x 2.69 (3.52 x 2.7))

Two double glazed windows to front aspect, built in wardrobe, radiator.

#### Bedroom 4

12'6" x 6'7" (3.81 x 2.01)

Double glazed window to front aspect, radiator.

#### Bathroom

Tiled walls, shower over 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 shingle enclosed front garden, large brickweave driveway leading to garage which has an up and over door. To the rear of the property there is a lawned garden with paved patio.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band E

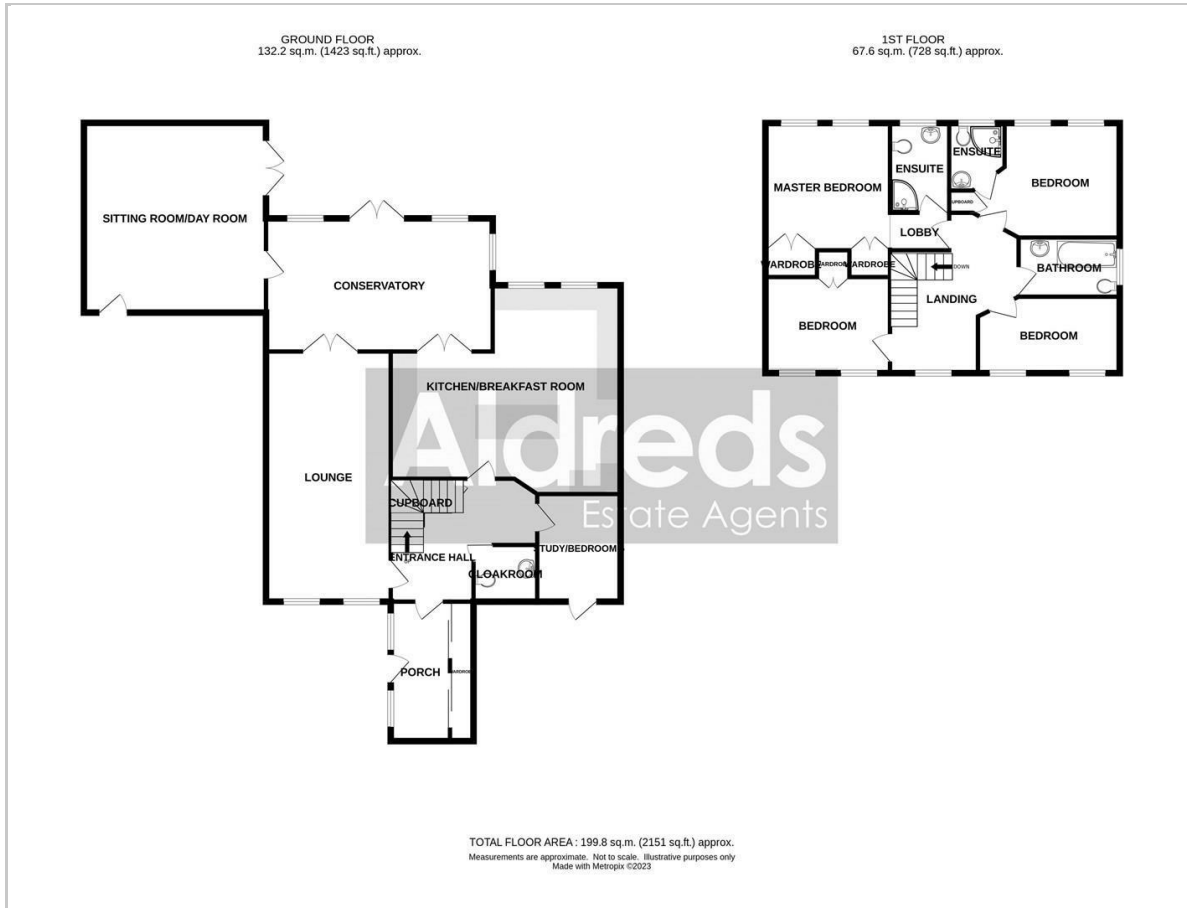
#### Location

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.

Ref: G18009/03/24



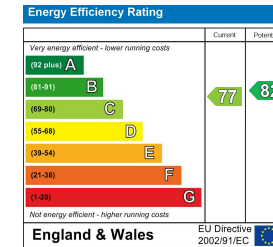
## Floor Plan



## 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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