

Aldreds
Estate Agents



79 Church Road
Gorleston, Great Yarmouth, NR31 6LR
Guide Price £240,000



79 Church Road

Gorleston, Great Yarmouth,

NR26 1JF

A stunning 3/4 bedroom hall entrance end terrace house with off road parking. Renovated to a high standard throughout, with well presented accommodation over 3 floors, including new fitted carpets. The property has 2 reception rooms, utility area, kitchen, ground floor shower room and a first floor bathroom. Heating is provided by a new central heating system and all of the windows are new UPVC double glazed units.

Entrance Hall

Panelled entrance door with glazed panels and glazed panel above. Mat recess. Dado rail. Picture rail. Radiator. Stairs to first floor landing.

Sitting Room

13'2" into bay x 10'3" (4.01m into bay x 3.12m)

Radiator. Television point. Bay with UPVC double glazed windows to front aspect.

Dining Room

13'5" x 10'7" (4.09m x 3.23m)

Radiator. Dado rail. Feature fireplace with stained wood fire surround with patterned tile inlay and a pamment tile hearth. Built-in under stairs storage cupboard. UPVC double glazed window to side aspect with a view of the church. UPVC double glazed doors to yard area and the rear garden.

Utility Area

7'0" x 3'1" (2.13m x 0.94m)

Radiator. Worktop with cupboard below and utility space with plumbing for washing machine. Wall mounted gas fired combination boiler. UPVC double glazed window to side

Shower Room

6'4" x 3'8" (1.93m x 1.12m)

Tiled walls and a corner shower cubicle with a thermostatic mixer shower. White suspended wash basin and WC. UPVC double glazed window to side.

Kitchen

9'0" x 8'11" (2.74m x 2.72m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Space with electric cooker point. Utility space below worktop with plumbing for dishwasher. Space for fridge/freezer. UPVC double glazed windows to side and rear aspects. UPVC door with double glazed panel to the rear garden.

Landing

Panelled doors to bedrooms 1 and 2.

Bedroom 1

13'7" x 11'3" (4.14m x 3.43m)

Radiator. Built-in shelved wardrobe with a connecting door through to bedroom 2. UPVC double glazed window to front aspect.





Bedroom 2

13'6" x 10'9" (4.11m x 3.28m)

Radiator. Stairs to second floor landing. UPVC double glazed window to rear aspect.

Bathroom

9'9" x 6'10" (2.97m x 2.08m)

White suite comprising panelled bath with tiled surround and a thermostatic mixer shower above. Pedestal wash basin with tiled splashback. WC. Radiator. Built-in linen cupboard with slatted shelves. Extractor. UPVC double glazed window to rear.

Landing

Bedroom 3

13'7" x 11'5" (4.14m x 3.48m)

Radiator. Television point. Loft access hatch. UPVC double glazed window to front aspect.

Bedroom 4

11'3" x 10'10" (3.43m x 3.30m)

Radiator. Low access door to rear loft space. UPVC double glazed window to rear aspect.

Outside

The rear garden is fully enclosed and laid to lawn with a gate to the side boundary and a further gate leading to the parking area which is approximately 16' wide and a maximum depth of 16'0".

Tenure

Freehold.

Services

Mains water, electricity, gas and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

Energy Performance Certificate (EPC)

EPC rating: C (73); potential rating: B (82)

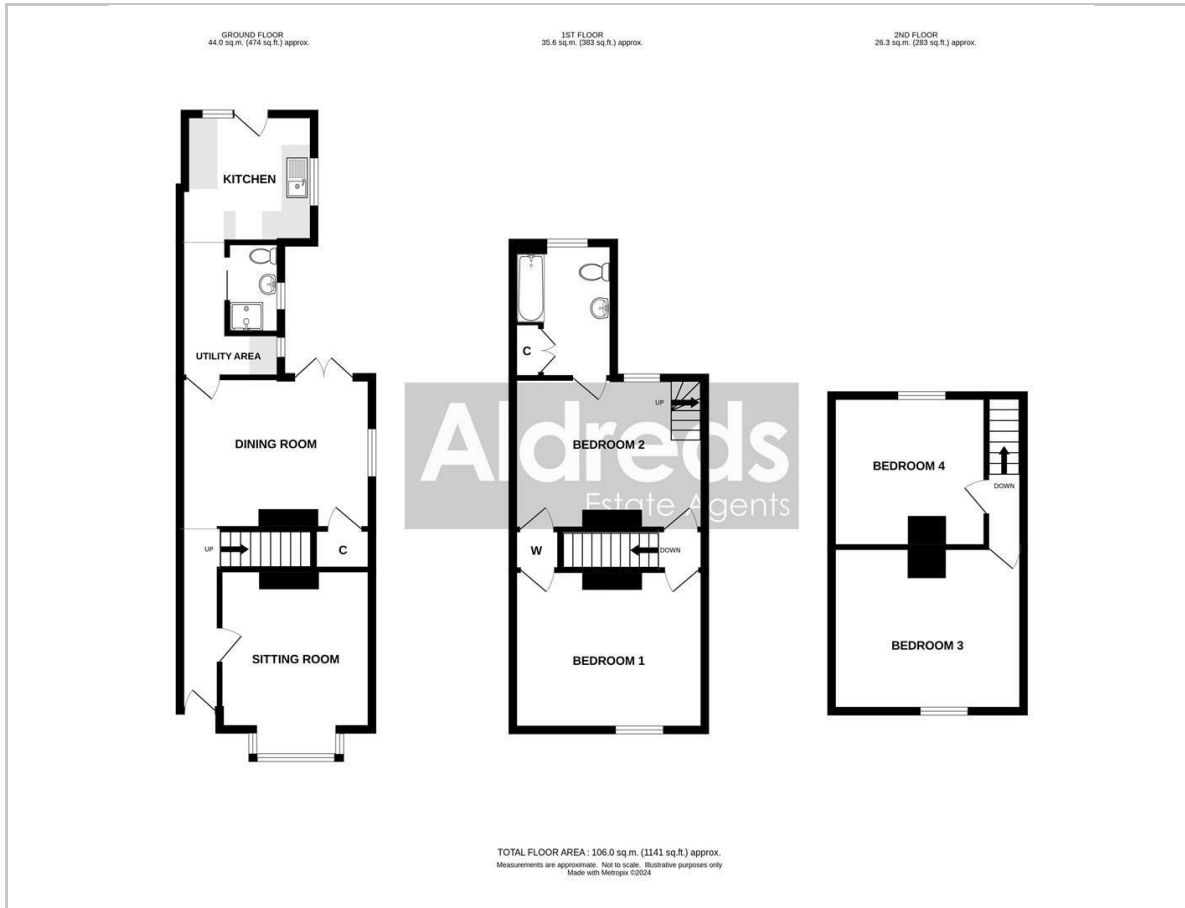
Location

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: G18059/05/24



Floor Plan



Viewing

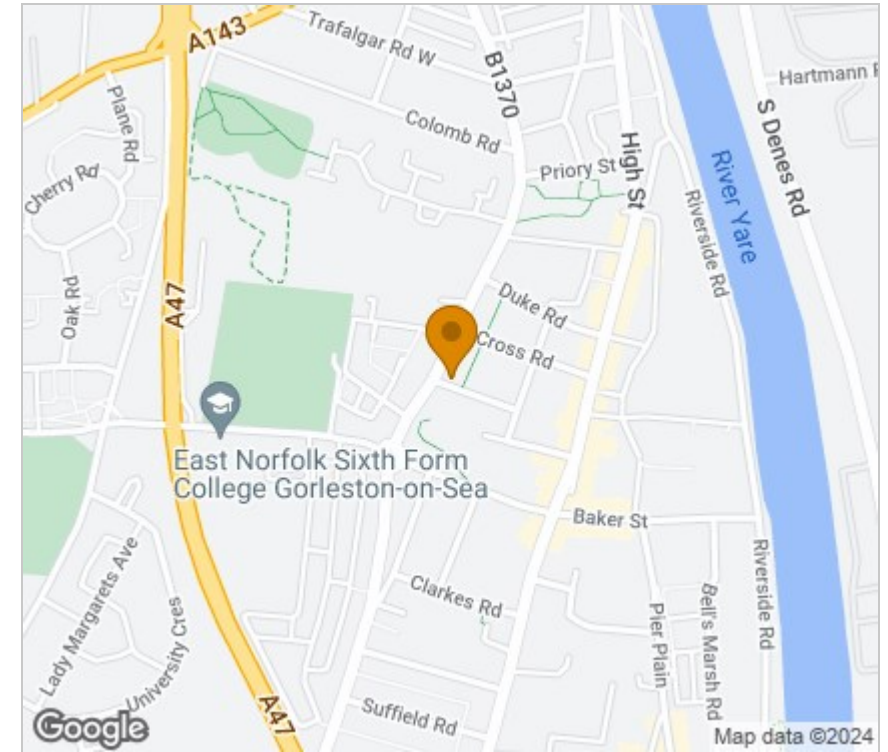
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

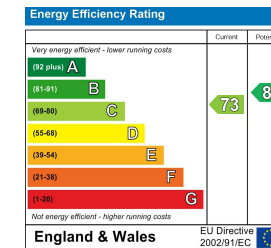
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Area Map



Energy Efficiency Graph



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