

**Aldreds**  
Estate Agents



Sonning High Road

Burgh Castle, Great Yarmouth, NR31 9QL

Guide Price £725,000 - £750,000



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# Sonning High Road

Burgh Castle, Great Yarmouth,

**\*\* GUIDE PRICE £725,000 - £750,000\*\*** A fantastic four bedroom detached property with a self contained one bedroom annexe sitting on the highly desirable High Road, Burgh Castle. This a great opportunity to purchase a modern family home offering additional living accommodation on one of the most sought after roads in the area. The main property offers versatile accommodation including a large lounge, gym room or spacious study with cloakroom, large kitchen/diner with bi folding doors, four bedrooms (two with ensuite and dressing rooms) and a large first floor family bathroom. There is also a spacious sitting room/landing. The self contained annexe has a lounge, kitchen, bedroom and shower room and has French doors on to its own garden area. Oil central heating and sealed unit double glazing. Outside there is a large driveway with ample parking leading to a larger than average garage. To the south side of the property there is an attractive enclosed garden with swim spa with further gardens and patio to the north side of the property. Offered with no upward chain.

## Entrance Porch

French doors to front, vaulted ceiling.

## Kitchen/Diner

22'3" x 14'4" plus recess (6.8 x 4.37 plus recess)

Bi Folding doors to rear, base & wall units with worktops, island unit, induction hob, two electric ovens, sink with drainer and mixer, two electric ovens, integrated dishwasher, integrated fridge/freezer, wine fridge.

## Utility Room

6'11" x 4'7" (2.13 x 1.42)

Plumbing for washing machine, door to annexe.

## Lounge

21'10" x 16'4" (6.66 x 5)

Woodburner, double glazed window to front aspect, radiator.

## Gym/Spacious Study

14'11" x 13'1" (4.55 x 4)

Skylight, door to rear, radiator, door to garage

## Cloakroom

Low level WC, hand basin.

## Inner Hallway

## Master Bedroom

14'5" x 10'5" (4.41 x 3.2)

Double glazed French doors to front, radiator.

## Dressing Room

10'11" x 10'5" (3.33 x 3.2)

Through to

## Ensuite

10'5" x 4'11" (3.2 x 1.5)

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect.

## Bedroom 4

9'11" x 7'8" (3.03 x 2.35)

Double glazed window to front aspect, radiator.

## Sitting Room/Landing

17'3" x 13'1", 11'1'6" (5.26 x 4.34)

Two double glazed window to rear aspect.

## Bedroom 2

19'1" x 8'10" (5.82 x 2.71)

Two double glazed window to front aspect, radiator.





**Dressing Room**  
8'7" x 4'11" (2.63 x 1.5)

**Ensuite**  
10'0" x 4'11" (3.06 x 1.5)  
Shower in cubicle, hand basin, low level WC, radiator.

**Bedroom 3**  
18'5" x 7'8" (5.62 x 2.35)  
Two double glazed window to front aspect, radiator, walk in dressing room.

**Bathroom**  
11'3" x 5'5" (3.43 x 1.66)  
Panel bath, hand basin, low level WC, Velux window.

**Annexe Kitchen**  
9'9" x 7'0" (2.99 x 2.14)  
Base & wall units with worktops, door to side, electric hob, electric oven, sink with drainer

**Annexe Shower Room**  
Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, radiator.

**Annexe Lounge**  
17'0" max 8'1" min x 16'8" max 5'4" min (5.2 max 2.48 min x 5.1 max 1.64 min)  
Double glazed French doors to rear, double glazed window to side aspect, radiator.

**Annexe Bedroom**  
10'9" x 8'4" (3.3 x 2.56)  
Double glazed window to rear aspect, radiator.

**Outside**  
To the front of the property there is a large driveway for multiple cars with turning area leading to garage. The south side garden is mainly laid to lawn with mature bushes and trees, paved patio area. Attractive elevated decking surrounding spacious swim spa. To the north side there is an attractive garden which is paved & lawned. The annexe has its own garden area which is paved. Timber shed. Oil tank.

**Tenure**  
Freehold

**Services**  
Mains water, electricity, drainage

**Council Tax**  
Band F

**EPC**  
D Rating - 60

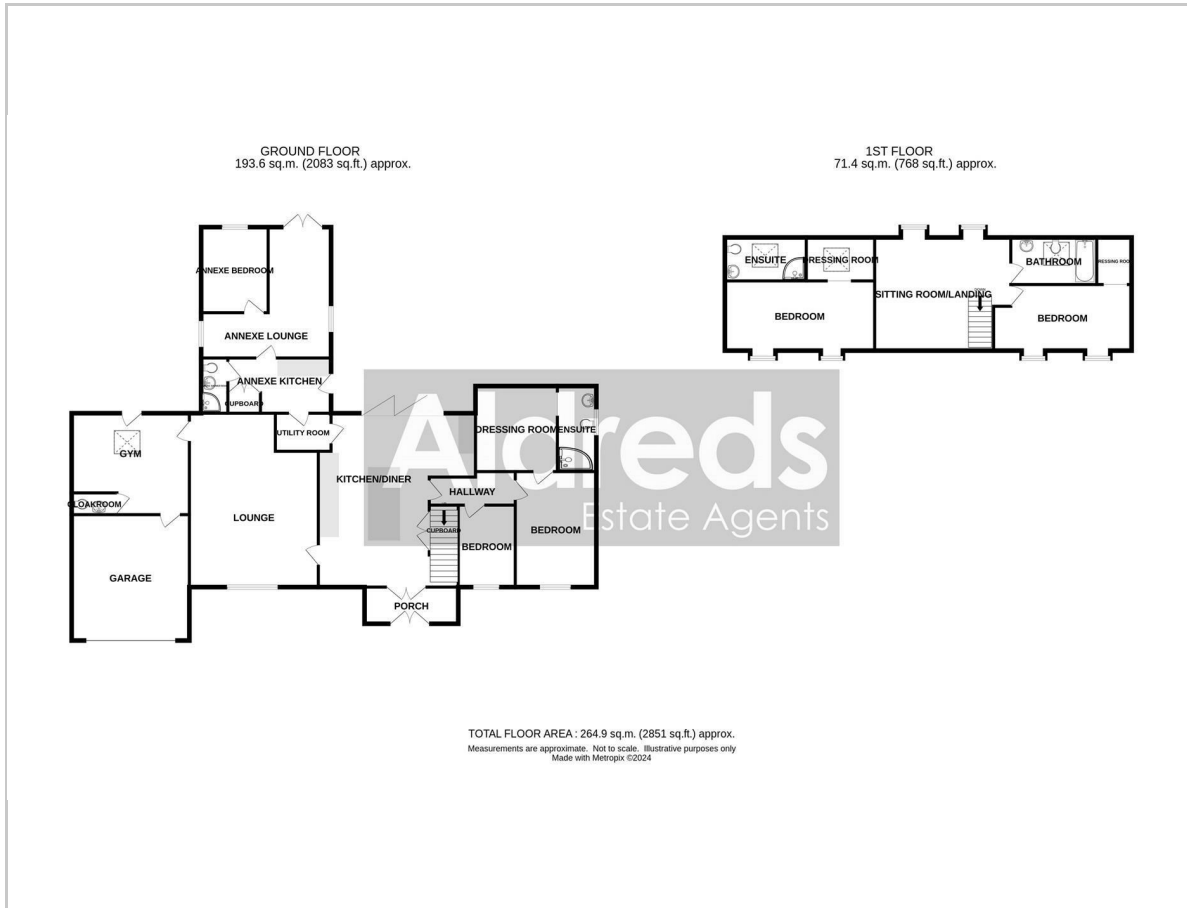
**Location**  
Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

**Ref - G18068/05/24**

**Agents Note**  
Under The Estate Agency Act 1979 we are obliged to inform all interested parties that the seller of this property is related to an employee of Aldreds Estate Agents Ltd.



## Floor Plan



## Area Map



## Viewing

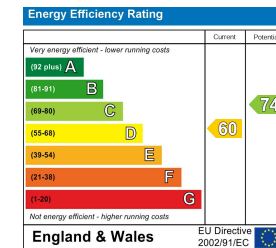
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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