



Aldreds
Estate Agents

24 Elmgrove Road

Gorleston, Great Yarmouth, NR31 7PP

£400,000



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24 Elmgrove Road

Gorleston, Great Yarmouth, NR31 7PP

A most handsome three storey terracotta bay fronted semi detached house sitting on the popular Elmgrove Road. An early viewing is essential to appreciate the size and finish of this property. The house boasts five bedrooms, three on the first floor and two on the second floor. On the ground floor there is an entrance hall, two reception rooms, spacious kitchen/breakfast room, rear hallway and a cloakroom. First floor bathroom and second floor shower room. Gas central heating and sealed unit double glazing. Outside there is a front forecourt, a well kept rear garden with external utility room. Carpets as fitted are included in the asking price.

Entrance Hall

Door to front, stairs rising to landing, radiator.

Lounge

12'2" x 12'0" (3.71 x 3.66 (3.72 x 3.65))

Cast iron fireplace, ceiling rose, picture rail, bay double glazed window to front aspect, radiator.

Dining Room

15'5" x 10'8" (4.70 x 3.25)

French doors to rear garden, cast iron fireplace with inset tiles and tiled hearth, radiator.

Kitchen/Breakfast Room

22'4" x 7'11" (6.81 x 2.41)

Base and wall mounted storage units with granite worktops, vaulted ceiling, underfloor heating, double glazed window to side aspect, three Velux windows, integrated dishwasher, sink with mixer, gas cooker point, tiled floor, part tiled walls.

Rear Hallway

Door to garden, door to:-

Cloakroom

Low level WC, hand basin.

Landing

Bedroom 1

15'5" x 10'9" (4.70 x 3.28)

Two double glazed window to rear aspect, traditional style fireplace, radiator.

Bedroom 2

12'2" x 12'0" (3.71 x 3.66)

Bay double glazed window to front aspect, traditional style fireplace, radiator.





Bedroom 5
7'9" x 5'5" (2.36 x 1.65)

Double glazed window to front aspect, radiator.

Second Floor Landing

Bathroom
10'1" x 6'10" (3.07 x 2.08)

Panel bath, double width shower, pedestal hand wash basin, low level WC, tiled walls, opaque double glazed window to rear aspect, heated towel rail and underfloor heating.

Bedroom 3
16'9" x 12'3" (5.11 x 3.73)

Double glazed window to front aspect, radiator.

Bedroom 4
13'7" x 11'4" (4.14 x 3.45)

Double glazed window to rear aspect, radiator.

Shower Room

Shower in cubicle, pedestal hand basin, underfloor heating, low level WC, tiled walls, Velux window.

Outside

To the front of the property there is a shingle forecourt. To the rear of the property there is a well kept lawned garden with bushes shrubs and plants, decked patio area, timber shed, external utility room 2.76m x 1.22m housing plumbing for washing machine.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

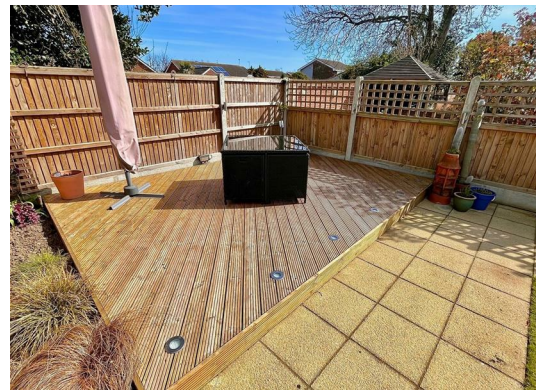
Council Tax

Great Yarmouth Borough Council - Band D

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: G17829/04/23



Floor Plan



Area Map



Viewing

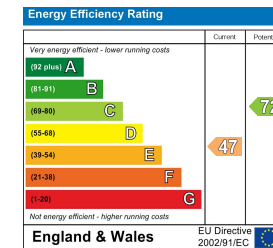
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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