



51 Marine Parade

Gorleston, Great Yarmouth, NR31 6EY

£1,000,000 - £1,200,000



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# 51 Marine Parade

Gorleston, Great Yarmouth, NR31 6EY

GUIDE PRICE £1,000,000 to £1,200,000 - Sitting on the iconic and sought after Marine Parade, Aldreds are delighted to offer this stylish and recently renovated four bedroom detached house. The property has stunning sea views to front and these can be enjoyed from the first floor balcony off the master bedroom. On the ground floor there is an entrance lobby, entrance hall, lounge, amazing L shaped kitchen/diner/day room, utility room, store room and two cloakrooms. The first floor offers four bedrooms (three with ensuite). The fourth bedroom also has a dressing room and access to the jack & jill door bathroom. There is also a first floor lounge with sea views. Gas central heating & sealed unit double glazing. Driveway leading to tandem garage (over 10 metres in length). Good size rear garden. Offered with no chain.

## Entrance Lobby

Entrance door, two radiators.

## Entrance Hall

Stairs to landing, two radiators.

## Lounge

23'4" x 12'9" (7.13 x 3.9)

Inset ceiling lights, double glazed window to front aspect, two radiators.

## Kitchen/Diner/Day Room

43'1" max 17'6" min x 36'8" max 11'10" min (13.15 max 5.34 min x 11.2 max 3.62 min)

Range of storage units with worktops, island unit, double glazed patio door to rear garden, six radiators, two double glazed windows to side aspect, double glazed window to rear aspect, bay double glazed window to front aspect, inset ceiling lights, wine fridge, sink with mixer tap, induction hob with extractor hood, range of intragrated electric ovens and microwave.

## Utility Room

11'6" x 6'9" (3.51 x 2.06)

Plumbing for washing machine, door to garden, door to garage, base units with worktops, radiator.

## Cloakroom

Low level WC, hand basin, opaque double glazed window to rear aspect, radiator.

## Store Room

6'11" x 5'8" (2.12 x 1.74)

Base units, inset ceiling lights, radiator.

## Cloakroom 2

Inset ceiling lights, low level WC, hand basin.

## Landing

Two storage cupboard, radiator.

## Master Bedroom

18'8" x 12'9" (5.71 x 3.91)

Double glazed patio door to balcony, double glazed window to side aspect, inset ceiling lights, radiator, door to

## Ensuite

10'8" x 5'4" (3.27 x 1.65)

Shower in cubicle, hand basin, low level WC, inset ceiling lights, radiator.

## Bedroom 2

18'7" x 13'1" plus recess (5.68 x 4 plus recess)

Built in wardrobes with sliding door and automatic lights, inset ceiling lights, double glazed patio door with Juliet balcony, radiator, door to

## Ensuite

Inset ceiling lights, mirror with light, shower in cubicle, hand basin, low level WC, radiator.





#### Bedroom 3

14'0" x 11'9" (4.28 x 3.6)

Built in wardrobes with sliding door and automatic lights, inset ceiling lights, double glazed patio door with Juliet balcony, radiator, door to

#### Ensuite

Inset ceiling lights, mirror with light, shower in cubicle, hand basin, low level WC, radiator. double glazed window to rear aspect.

#### Bedroom 4

12'1" x 11'9" (3.7 x 3.6)

Inset ceiling lights, double glazed window to front aspect, radiator, door to

#### Dressing Room

8'10" x 4'11" (2.7 x 1.5)

Fitted wardrobes, door to

#### Bathroom

10'8" x 8'10" (3.27 x 2.7)

Door from hallway, bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

#### First Floor Lounge

11'9" x 10'10" (3.6 x 3.31)

Door to balcony, base units, double glazed window to front aspect, with sea views.

#### Outside

To the front of the property there is a paved driveway leading to garage. The garage has an up & over door and measures 10.5m x 3m. The garage houses the gas boiler. To there rear there is an approx. west facing garden which is paved and lawned.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Park Road. at the 'T' junction turn right into Marine Parade where the property can be found on the right hand side.

#### Council Tax

Band F

#### EPC

D rating 56

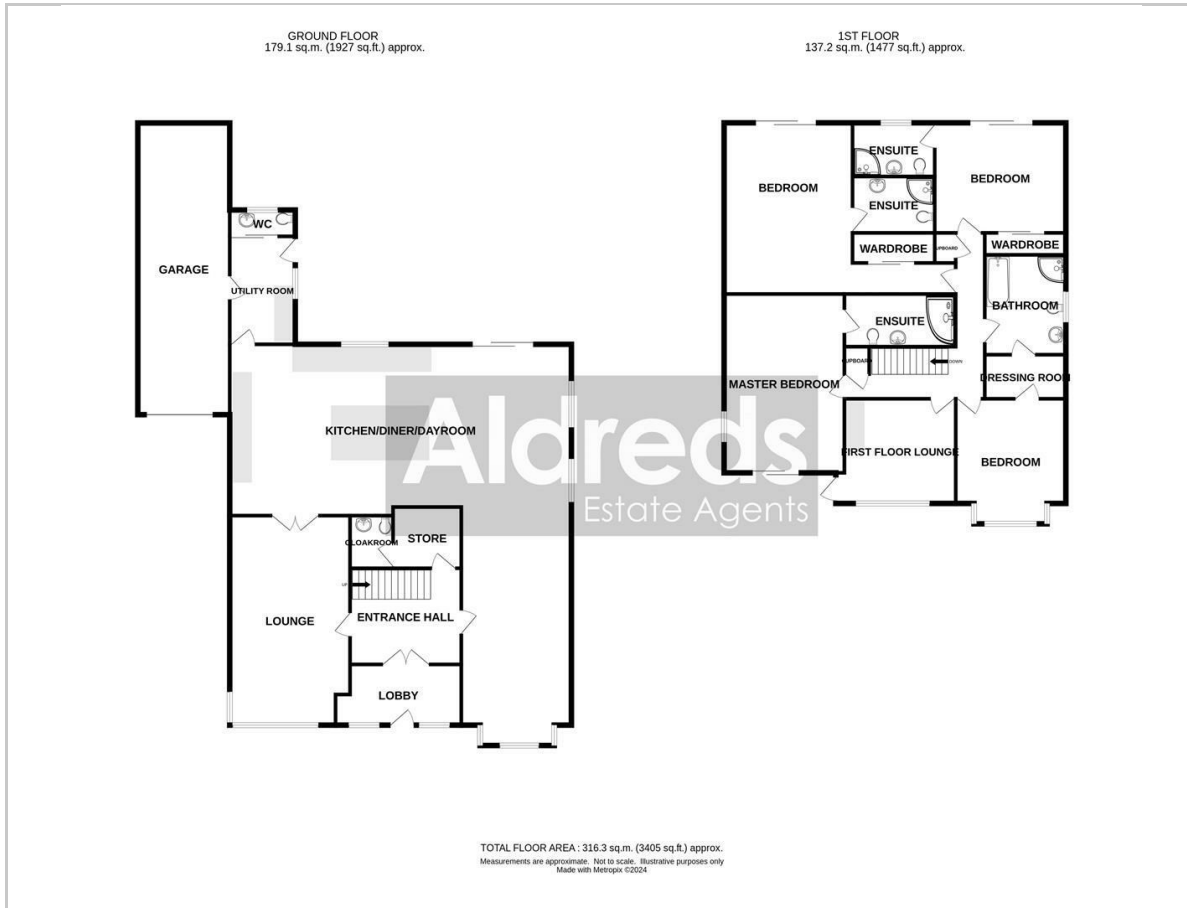
#### Location

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.

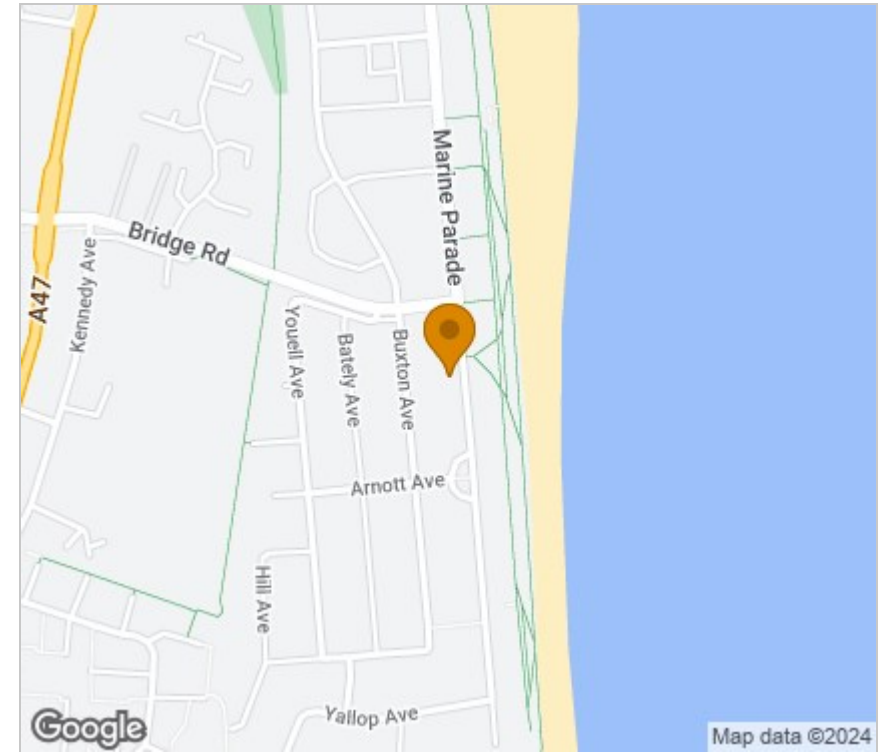
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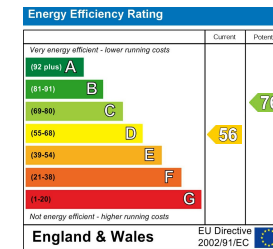
## Floor Plan



## 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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