

Aldreds
Estate Agents



17 Paget Crescent, Gorleston, Great Yarmouth, NR31 7RP

£440,000



5



3



3



C



£440,000

17 Paget Crescent

Gorleston, Great Yarmouth, NR31 7RP

- Five Bedroom
- Three Reception Room
- Conservatory
- Double Garage
- Three Bathrooms/Shower Rooms
- Three Storey
- Kitchen/Breakfast Room
- Large Garden
- Gas Central Heating
- Utility Room

With an amazing larger than average garden & double garage, we offer this well presented three storey, five bedroom detached house. On the ground floor there are three reception rooms, kitchen/breakfast room, utility room, conservatory and a cloakroom. The first floor offers a landing, master bedroom with ensuite, two further bedrooms and a bathroom. The second floor has two bedrooms and a shower room. Gas central heating and double glazing.



Entrance Hall

Under stair cupboard, door to front, stairs to landing, radiator.

Lounge 21'3" x 9'10" (6.5 x 3)

Double glazed windows to both sides, radiator, double glazed French doors to

Conservatory 13'10" x 10'2" (4.22 x 3.12)

Double glazed French doors to garden, brick based with sealed unit double glazing.

Study 10'3" x 10'0" (3.13 x 3.06)

Double glazed window to front aspect, radiator.

Dining Room 10'4" x 8'9" (3.17 x 2.69)

Double glazed window to front aspect, radiator.

Cloakroom

Low level WC, hand basin.





Kitchen/Breakfast Room 15'3" x 10'2" (4.67 x 3.1)

Base & wall units with worktops, sink with drainer, double glazed window to rear aspect, gas hob, electric oven, part tiled walls, inset ceiling lights.

Utility Room 5'10" x 5'1" (1.8 x 1.56)

Door to side, sink with drainer, wall mounted gas boiler, base units.

First Floor Landing

Stairs to second floor.

Master Bedroom 11'5" x 10'5" (3.48 x 3.2)

Built in wardrobes, double glazed window to front aspect, radiator, door to

Ensuite

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

Bedroom 2 13'8" x 10'2" (4.17 x 3.11)

Built in wardrobe, storage cupboard, double glazed window to rear aspect, radiator.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, turn right at the roundabout into Beaufort Way, turn right into Jenner Road, turn left in to Paget Crescent where the property can be found on the left hand side.



Bedroom 3 11'6" max x 8'6" (3.53 max x 2.61)

Built in wardrobe, storage cupboard, double glazed window to rear aspect, radiator.

Bathroom

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

Second Floor Landing

Velux window, airing cupboard.

Bedroom 4 16'6" x 10'2" max (5.04 x 3.12 max)

Built in wardrobe, double glazed window to front aspect, Velux window, radiator.

Bedroom 5 16'6" x 8'7" max (5.05 x 2.63 max)

Built in wardrobe, double glazed window to front aspect, Velux window, radiator.

Shower Room

Shower in cubicle, low level WC, hand basin, Velux window, radiator.

Outside

To the front there is a lawned garden with pathway to front door. Driveway to double garage with twin up & over, power & light. To the rear there is a very large lawned garden with bushes & shrubs. Paved patio.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Services

Council Tax

Band E

EPC

C Rating - 76

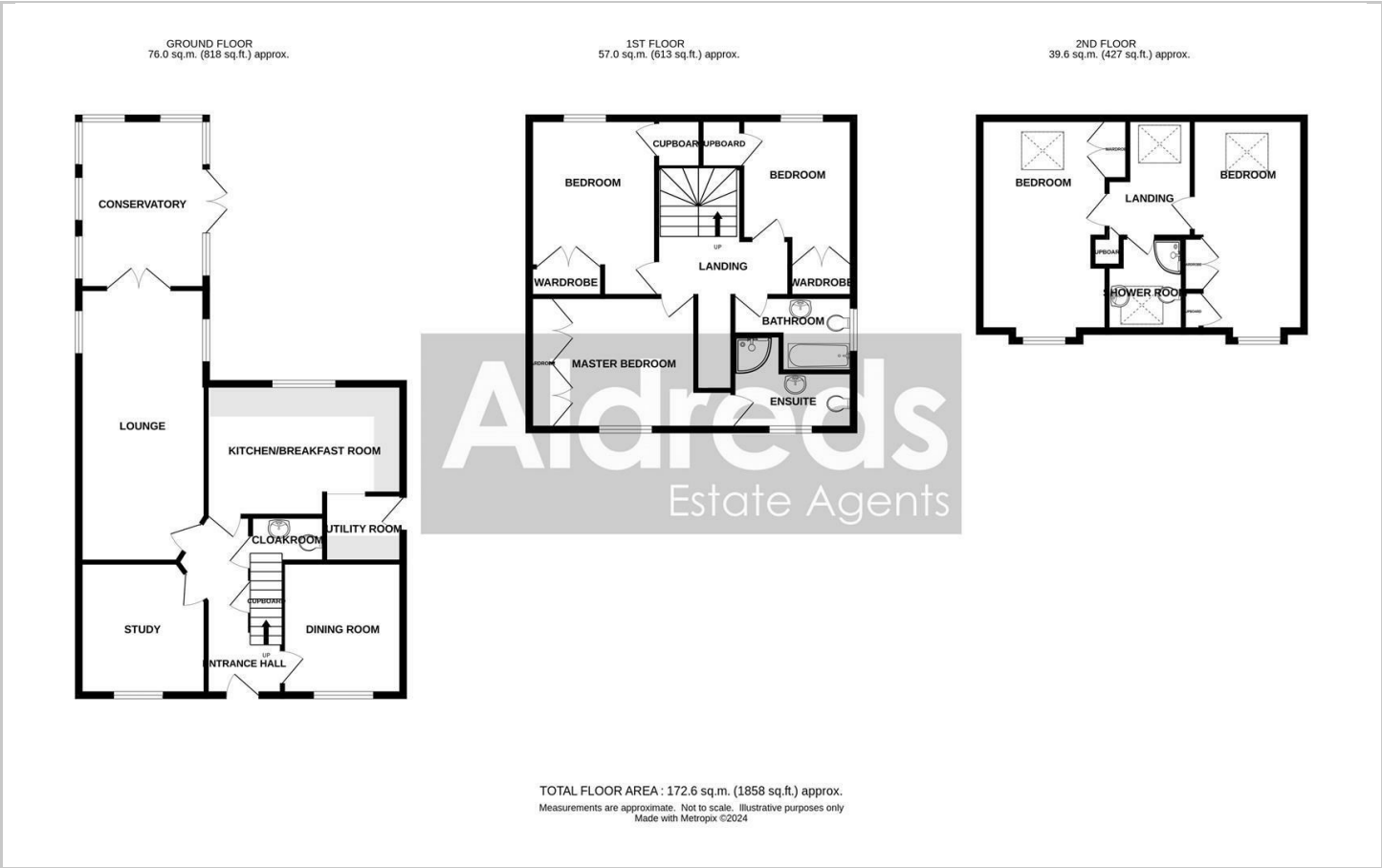
Location

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 *

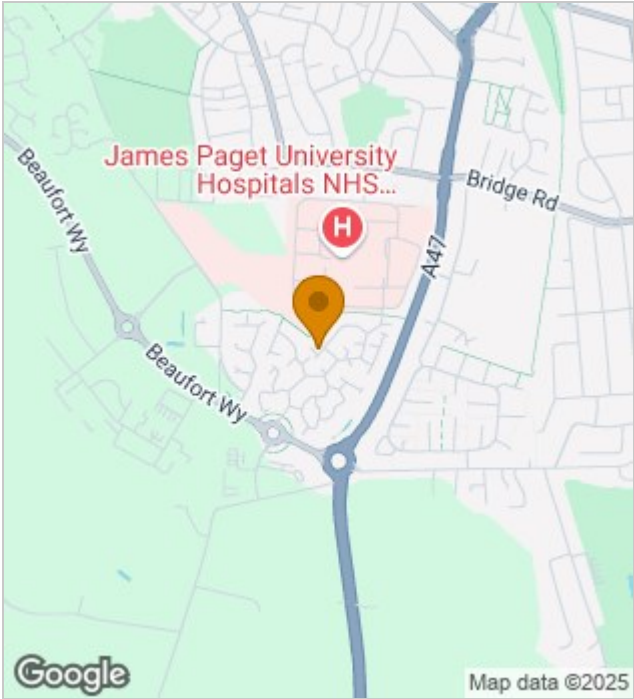
Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Ref G18117/08/24

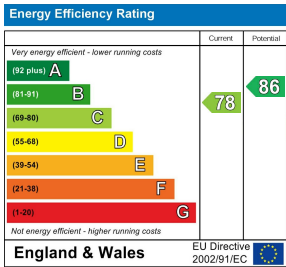
Floor Plans



Location Map



Energy Performance 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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.