

**Aldreds**  
Estate Agents



241 Lowestoft Road

Gorleston, Great Yarmouth, NR31 6JH

Guide Price £475,000 - £500,000



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## 241 Lowestoft Road

Gorleston, Great Yarmouth,

\*\* GUIDE PRICE £475,000 - £500,000\*\* Sitting on a large corner plot in this handy location for the James Paget Hospital and Gorleston Beach, Aldreds are delighted to offer this very spacious and well presented four bedroom detached house. The ground floor offers an entrance porch, entrance hall, four reception rooms, kitchen/breakfast room, cloakroom and utility room. On the first floor there is a master bedroom with ensuite shower room, bedroom 2 with ensuite shower room, two further bedrooms and a family bathroom. Gas central heating & sealed unit double glazing. The are gardens to front side & rear that are majority lawned with bushes & shrubs. To the rear there is a driveway for multiple cars leading to a double garage with up & over door and power & light.

### Entrance Porch

Entrance door, double glazed window to side aspect, double glazed window to front aspect.

### Entrance Hall

Stairs rising to landing.

### Lounge

19'10" x 11'10" (6.07 x 3.63)

Wood burner, double glazed patio doors to front, radiator.

### Sitting Room

12'0" x 11'11" (3.66 x 3.65)

Double glazed window to side aspect, radiator.

### Cloakroom

Hand basin in cloakroom lobby, low level WC in cubicle, opaque double glazed window to rear aspect.

### Kitchen/Breakfast Room

21'11" x 9'10" (6.69 x 3.02)

Base & wall units with worktops, door to rear, double glazed window to side aspect, part tiled walls, door to double garage, sink, integrated fridge/freezer.

### Sitting Room/Dining Room

15'0" x 11'11" (4.59 x 3.64)

Under stair cupboard, double glazed French doors to garden, radiator.

### Study

11'8" x 7'3" (3.56 x 2.23)

Double glazed patio door to garden, radiator.

### Utility Room

Double glazed window to front aspect, plumbing for washing machine, hand basin.

### Landing

Double glazed window to side aspect, radiator.







#### Master Bedroom

With lobby entrance, storage cupboard, built in wardrobe, double glazed window to front aspect, radiator, door to

#### Ensuite Shower Room

Low level WC, hand basin, shower in cubicle, opaque double glazed window to side aspect.

#### Bedroom 2

11'10" x 10'6" (3.63 x 3.21)

Double glazed window to front aspect, radiator, walk in wardrobe, door to.

#### Ensuite Shower Room

Shower in cubicle, hand basin, low level WC.

#### Bedroom 3

11'11" x 11'10" (3.65 x 3.63)

Double glazed window to side aspect, radiator.

#### Bedroom 4

12'0" x 9'11" (3.68 x 3.04)

Fitted wardrobes, double glazed window to rear aspect, radiator.

#### Bathroom

8'2" x 5'6" (2.5 x 1.7)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

#### Outside

The are gardens to front side & rear that are majority lawned with bushes & shrubs. Paved patio. To the rear there is a driveway for multiple cars leading to a double garage (6.02 x 5.31) with up & over door and power & light.

#### Tenure

Leasehold. Approx 941 years of a 999 year lease left at a ground rent of £88 per annum.

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

Band F.

#### EPC

D rating - 55

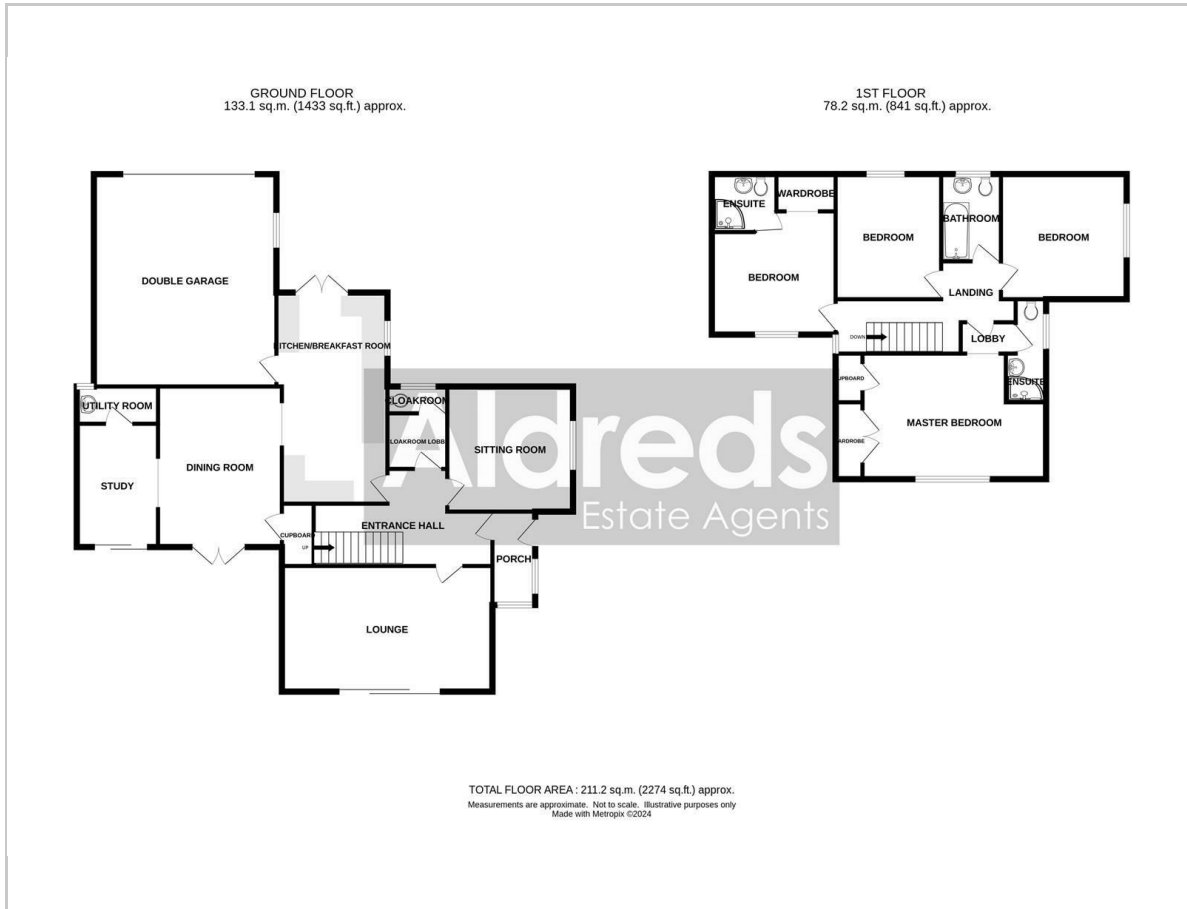
#### Location

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.

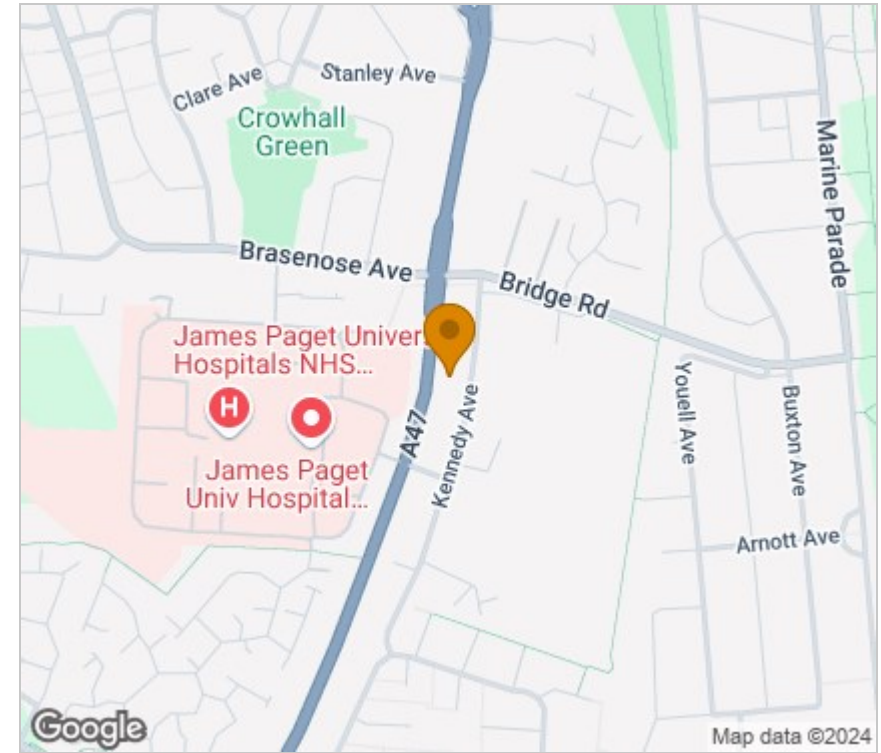
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## Floor Plan



## Area Map



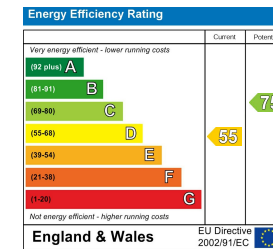
## Viewing

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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## Energy Efficiency Graph



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