

**Aldreds**  
Estate Agents



1a Humberstone Road

Gorleston, Great Yarmouth, NR31 8AG

Guide Price £290,000 - £300,000





## 1a Humberstone Road

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**\*\* GUIDE PRICE £290,000 - £300,000\*\*** A beautiful, recently renovated, modern three bedroom detached house with driveway & garage to rear. The property has been updated by the seller to include a new kitchen, new flooring, new ground floor interior doors and has been newly decorated with some plastering being renewed. Accommodation includes entrance hall, cloakroom, lounge, kitchen/diner, landing, master bedroom with ensuite, two further bedrooms and a bathroom. Gas central heating & sealed unit double glazing. Gardens to front, side and rear.

### Entrance Hall

Door to front, radiator, under stair cupboard, stairs rising to landing, double glazed window to side aspect.

### Cloakroom

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

### Lounge

15'5" x 12'7" (4.7 x 3.86)

Dado rail, double glazed window to front aspect, radiator.

### Kitchen/Diner

19'1" x 9'4" (5.83 x 2.87)

Base & wall units with stained timber worktops, sink with drainer, part tiled walls, wall mounted gas boiler, inset ceiling lights, gas hob, electric oven, radiator, double glazed window to rear aspect, double glazed French doors to rear garden.

### Landing

Storage cupboard, loft access, double glazed window to side aspect.

### Master Bedroom

12'4" max x 10'4" plus recess (3.76 max x 3.15 plus recess)

Double glazed window to front aspect, radiator, door to

### Ensuite Shower Room

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







### Bedroom 2

12'1" x 9'5" (3.7 x 2.89)

Double glazed window to side aspect, radiator.

### Bedroom 3

8'7" x 6'8" (2.62 x 2.04)

Double glazed window to front aspect, radiator.

### Bathroom

6'9" x 6'5" (2.07 x 1.96)

Panel bath with shower over, hand basin, low level WC, tiled floor, part tiled walls, opaque double glazed window to rear aspect, heated towel rail

### Outside

Brick weave forecourt to front. To the rear there is a large paved patio leading on to a lawned garden. Timber shed. Driveway leading to garage, the garage has an up & over door.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### EPC

C rating - 69

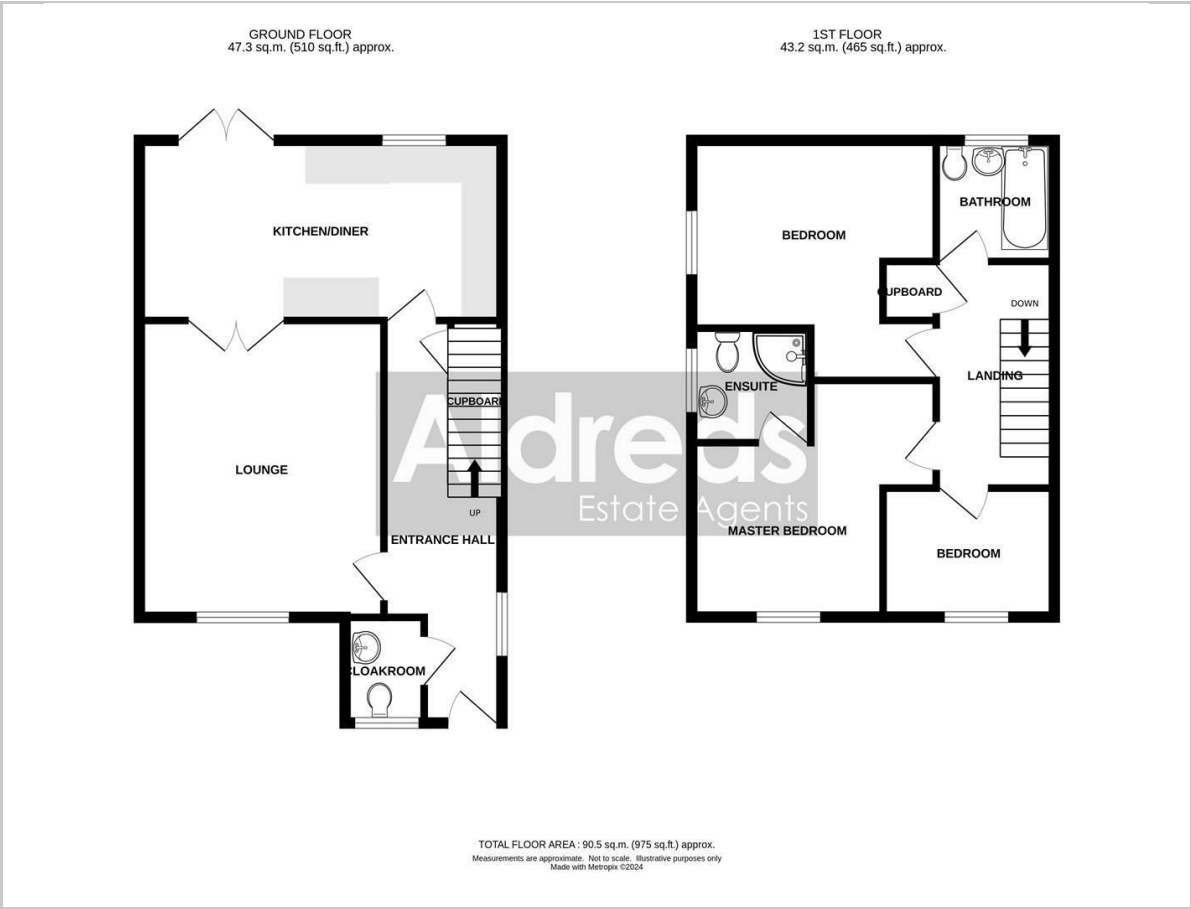
### Location

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.

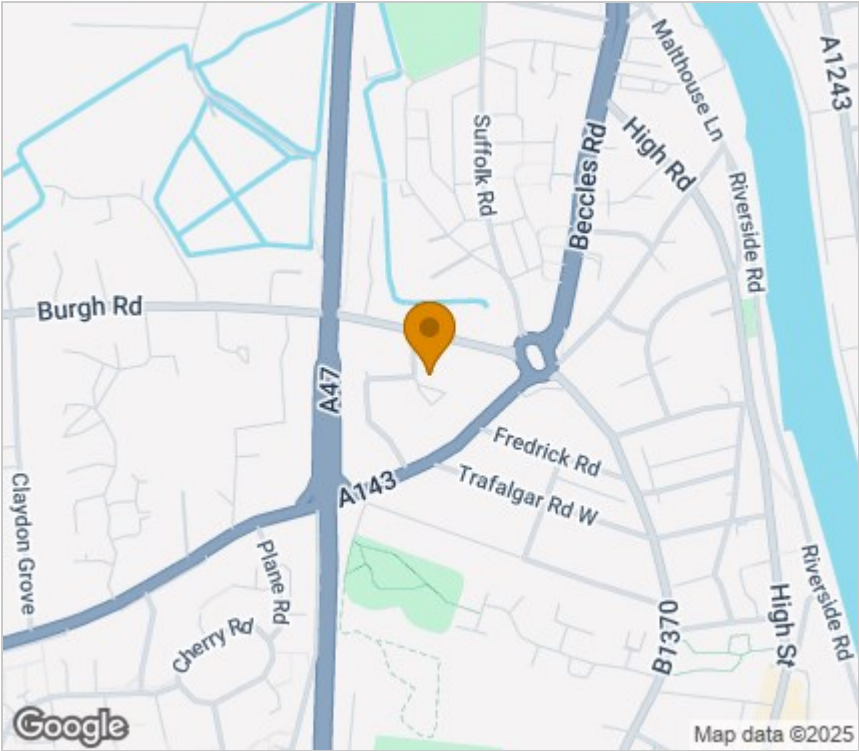
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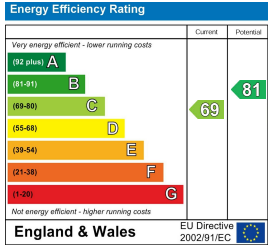
Floor Plan



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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