



28 Warren Road

Gorleston, Great Yarmouth, NR31 6JT

Guide Price £485,000 -£500,000



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** GUIDE PRICE £485,000 - £500,000** Sitting on the very popular Warren Road opposite Gorleston Golf Club, Aldreds are delighted to offer this well presented and extended four bedroom semi detached house with larger than average rear garden. On the ground floor there is an entrance porch, entrance hall, large lounge/diner, kitchen, sitting room/dining room, ground floor bedroom with ensuite. On the first floor there are three bedrooms and a bathroom. Range of approx. south facing solar panels. Gas central heating & double glazing. Outside there is a large driveway to front with a large approx. west facing garden to the rear with outbuildings

Entrance Porch

Door to front

Entrance Hall

Parquet floor, stairs to landing, under stair cupboard

Lounge/Diner

28'4" x 11'11" (8.66 x 3.64)

Two fireplaces, bow double glazed window to front aspect, door to sitting room/dining room, three radiators

Kitchen

16'4" x 8'2" (5 x 2.5)

Base & wall units with oak worktops, integrated dishwasher, double glazed window to side aspect, inset ceiling lights, gas hob, electric oven, plumbing for washing machine, sink

Sitting Room/Dining Room

23'4" x 11'3" (7.13 x 3.43)

Double glazed French doors to rear garden, two double glazed window to rear aspect, double glazed window to side aspect, door to side, wood burner, four Velux windows

Bedroom 4

11'1" x 8'1" (3.4 x 2.47)

Double glazed window to front aspect, radiator, door to

Ensuite Shower Room

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect

Landing

Double glazed window to side aspect

Bedroom 1

14'3" x 12'4" (4.36 x 3.76)

Double glazed window to front aspect with glimpses of the sea and golf course, storage cupboard, radiator





Bedroom 2

12'4" x 11'8" (3.76 x 3.57)

Bay double glazed window to rear aspect, radiator

Bedroom 3

7'8" x 7'8" (2.35 x 2.35)

Corner window, double glazed window to side aspect, radiator

Bathroom

8'6" x 7'6" (2.6 x 2.3)

Wall mounted gas boiler in storage cupboard, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail

Outside

To the front there is a large paved driveway surrounded by flower beds. To the side there is an attractive patio and wood storage area. To the rear there is a larger than average garden with is mainly laid to lawn with large patio, flower beds & borders with bushes & shrubs, former garage now used for storage 8.35m x 3.4m, two timber sheds (one with power & light), chicken run

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

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.

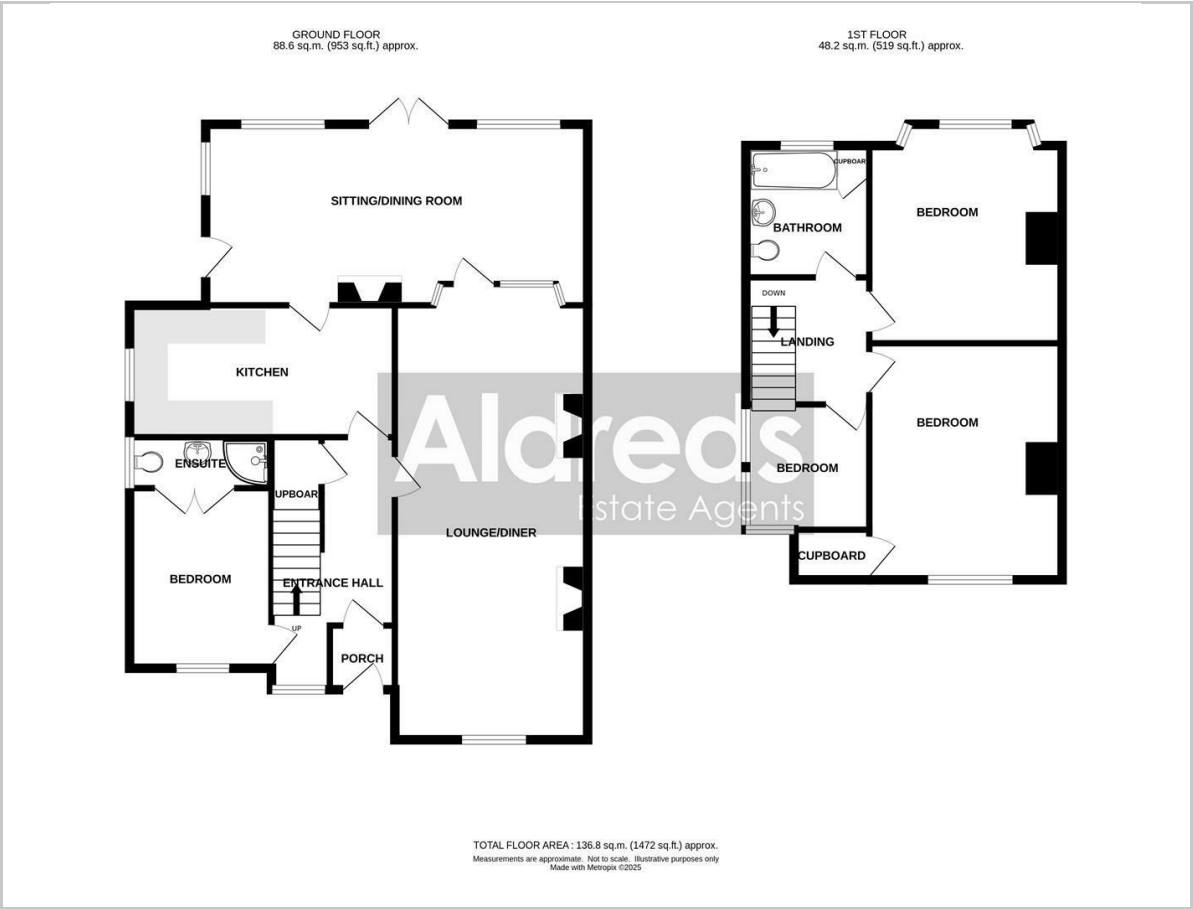
Directions

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 roundabout right into Lowestoft Road, continue over two sets of traffic lights turning left at the roundabout into Links Road, turn right into Warren Road where the property can be found on the right hand side.

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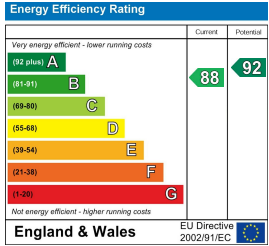
Floor Plan



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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