

Aldreds
Estate Agents



37 Buxton Avenue

Gorleston, Great Yarmouth, NR31 6HF

£525,000



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GUIDE PRICE £525,000 to £550,000 - Sitting on Buxton Avenue, just one road back from the Iconic Marine Parade, Aldreds are delighted to offer this spacious, well presented and extended four bedroom detached house. Gas central heating, solar panels and double glazing. On the ground floor there is an entrance porch, entrance hall, lounge, dining room/sitting room, kitchen, shower room and a rear porch. The first floor has a landing, four bedrooms and a bathroom. Outside there are front and rear gardens and a driveway to oversized garage

Entrance Porch

Door to front

Entrance Hall

Stairs to landing, radiator, under stair cupboard

Lounge

17'3" x 12'5" (5.28 x 3.81)

Double glazed window to front aspect, radiator

Shower Room

5'5" x 5'3" (1.66 x 1.61)

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

Dining Room/Sitting Room

20'11" x 12'5" max 10'2" min (6.38 x 3.8 max 3.1 min)

Double glazed window to rear aspect, double glazed window to side aspect, two radiators

Kitchen

15'11" x 8'10" (4.86 x 2.7)

Base & wall units with worktops, double glazed window to rear aspect, part tiled walls, sink with drainer, gas cooker point, breakfast bar, inset ceiling lights

Rear Porch

Door to rear, door to garage

Landing

Bedroom 1

12'6" x 11'1" (3.82 x 3.38)

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

Bedroom 2

15'5" x 8'9" (4.71 x 2.68)

Double glazed window to front aspect, radiator





Bedroom 3

12'11" x 8'10" (3.94 x 2.71)

Double glazed window to rear aspect, radiator

Bedroom 4

8'10" x 8'2" (2.7 x 2.5)

Double glazed window to rear aspect, radiator

Bathroom

6'11" x 5'4" (2.11 x 1.63)

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

Outside

To the front there is a lawned garden with bushes & shrubs, driveway to garage (6.5m x 3.4) that houses the wall mounted gas boiler. To the rear there is a lawned garden with bushes & shrubs, timber summer house, two patios

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 fantastic sandy beach.

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and past the Albion Public House, as the road bends to the left turn right into Victoria Road, at the crossroads continue straight over into Buxton Avenue, continue over the next crossroads where the property can be found on the left hand side.

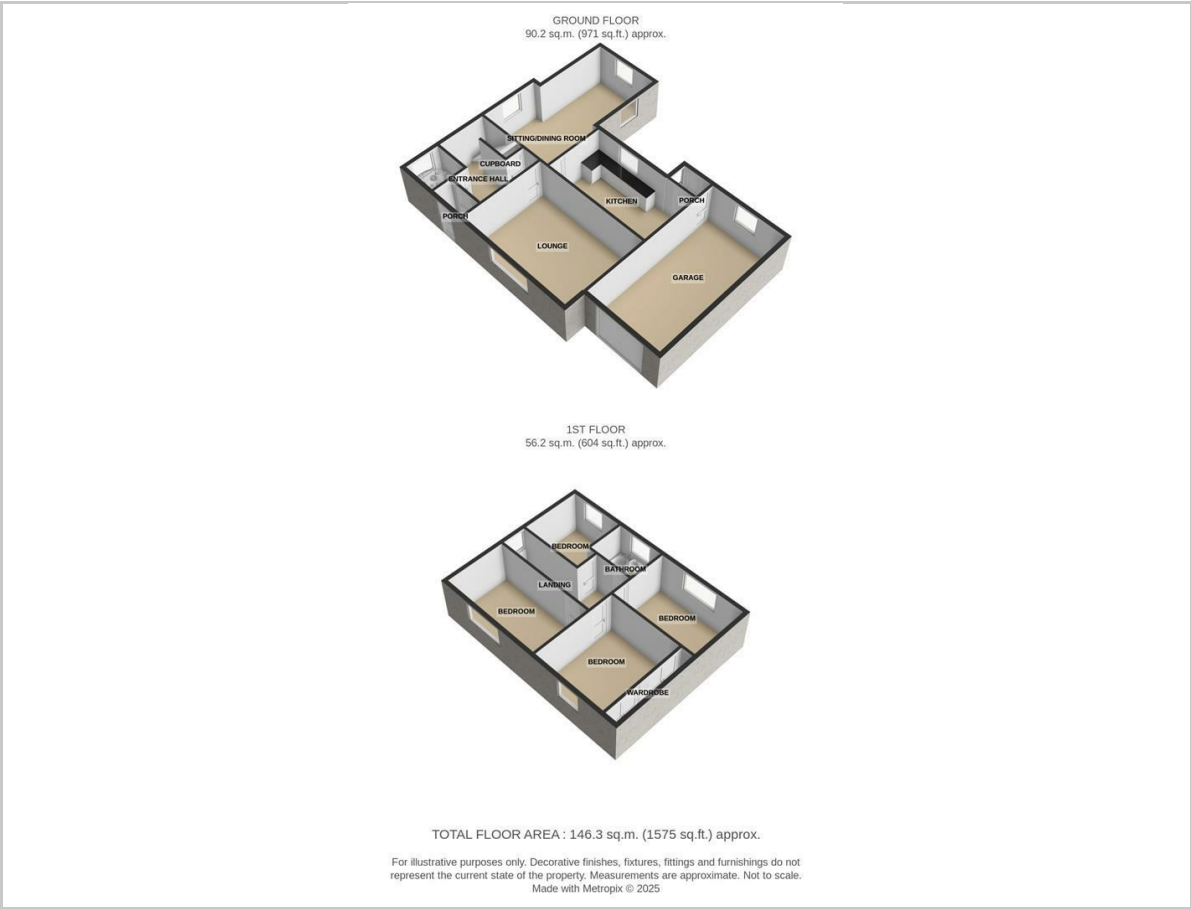
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Agents Note

The solar panels offer a feed in tariff that is transferable to the new owners as per the current owners



Floor Plan



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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Area Map



Energy Efficiency Graph

