

**Aldreds**  
Estate Agents



37 Buxton Avenue

Gorleston, Great Yarmouth, NR31 6HF

Offers In Excess Of £525,000





## 37 Buxton Avenue

Gorleston, Great Yarmouth, NR31 6HF

With a fantastic B energy performance certificate and 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. The property has a feeder tariff that can be transfered to the new owner.

### 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.

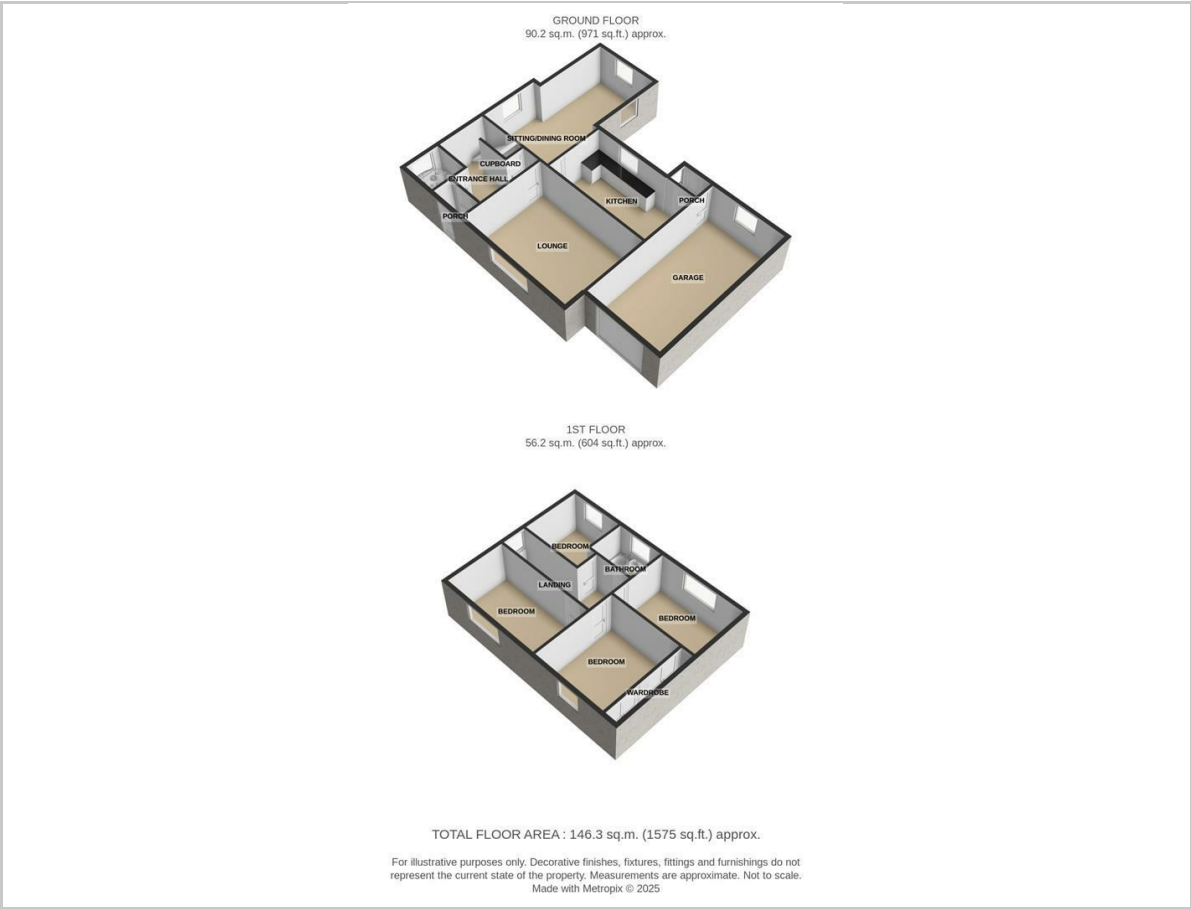
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### Agents Note

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



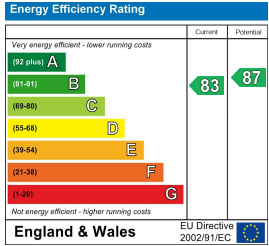
Floor Plan



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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