

Aldreds
Estate Agents



109 Horsley Drive, Gorleston, NR31 7RD

Offers Over £450,000





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Gorleston, NR31 7RD

- Stunning 4/5 bedroom detached house
- Recently fitted Hardie plank cladding to exterior
- Conservatory with reflective film roof
- Family bathroom with separate bath and shower cubicle
- Convenient amenities and transport links close by
- Modern interior throughout
- Generously sized lounge with fitted media wall
- Master bedroom with en-suite
- Meticulously maintained throughout
- James Paget Hospital within short distance

An excellent opportunity to own this beautifully maintained 4/5 bedroom detached house with a modern interior. This spacious family home offers versatile living, featuring recently installed Hardie plank cladding for a contemporary look. Inside, enjoy a generous lounge with a stylish media wall, leading to a bright conservatory with a reflective film roof.

The adaptable layout includes a potential fifth bedroom. The master bedroom boasts an en-suite, while the family bathroom offers both a separate bath and shower. Lovingly maintained, this home perfectly blends modern style with practicality in the sought-after Gorleston area.



Entrance Hall

Laminate floor, double glazed door to front, double glazed window to front and side, stairs leading to first floor, access to kitchen, cloak room, lounge, dining room, bedroom 5/office, radiator, under stairs cupboard.

Cloak Room

WC, basin, radiator, double glazed window to front.

Lounge 12'9" x 14'1" (3.9m x 4.3m)

Laminate floor, double glazed window to side, double glazed French doors to side leading into conservatory, two radiators, media wall with built in storage, fireplace and lighting.

Conservatory 10'5" x 13'9" (max) (3.2m x 4.2m (max))

Laminate floor, double glazed windows to front, rear and side, double glazed French doors to side, glass roof with reflecting film, radiator.





Kitchen 16'0" x 13'9" (I shape) (4.9m x 4.2m (I shape))

Vinyl floor, double glazed window to front and rear, double glazed French doors to rear, solid oak counter tops, under counter and wall mounted cupboards, integrated dishwasher, washing machine, tumble dryer and stainless steel sink with draining board. Space for free standing double cooker oven with extractor fan, radiator.

Dining Room 8'6" x 13'9" (2.6m x 4.2m)

Laminate floor, double glazed windows to front and side, radiator.

Bedroom 5/Study 8'10" x 6'6" (2.7m x 2.0m)

Laminate floor, double glazed window to side, radiator.

Landing

Carpet floor, radiator, double glazed window to side, access to four bedrooms, boiler cupboard and bathroom.

Master Bedroom 12'9" x 9'10" (3.9m x 3.0m)

Carpet floor, two built in double wardrobes, radiator, two double glazed windows to side, access to en suite.

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 next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights, turn right into Beaufort Way, turn right into Jenner Road, turn right into Horsley Drive where the property can be found on the right hand side.



En Suite 7'2" x 4'3" (2.2m x 1.3m)

Vinyl floor, double glazed window to side, radiator, WC, basin, shower cubicle with wall mounted shower, tiled splashbacks, built in storage cupboards.

Bedroom 2 13'9" x 13'5" (max) (4.2m x 4.1m (max))

Carpet floor, radiator, double glazed windows to front and side, built in wardrobe over the stairs, loft access hatch.

Bedroom 3 8'6" x 13'9" (2.6m x 4.2m)

Carpet floor, two built in wardrobes, one double, one single, 2 double glazed windows to rear, one to front, radiator.

Bedroom 4 9'6" x 10'2" (max) (2.9m x 3.1m (max))

Carpet floor, radiator, double glazed window to front.

Family Bathroom 8'10" x 6'10" (max) (2.7m x 2.1m (max))

Vinyl floor, WC, basin with vanity until, bath tub, seperate shower cubicle with wall mounted shower, radiator, double glazed window to side.

Out Building 5'6" x 13'9" (1.7m x 4.2m)

Vinyl floor, double glazed windows to rear and side, double glazed door to rear, polycarbonate roof, electricity connection.

Double Garage

Concrete floor, two up and over doors, electricity connection, boarded loft space.

Outside Front

Concrete path to front door, grass lawn area, metal fencing around the property, Hardie plank cladding front and side. Driveway leading to double garage, parking for 3/4 cars.

Outside Rear

Concrete patio area, grass lawn, timber fence boundaries with gate leading to driveway.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band E

Services

Mains gas, water, electricity, drainage.

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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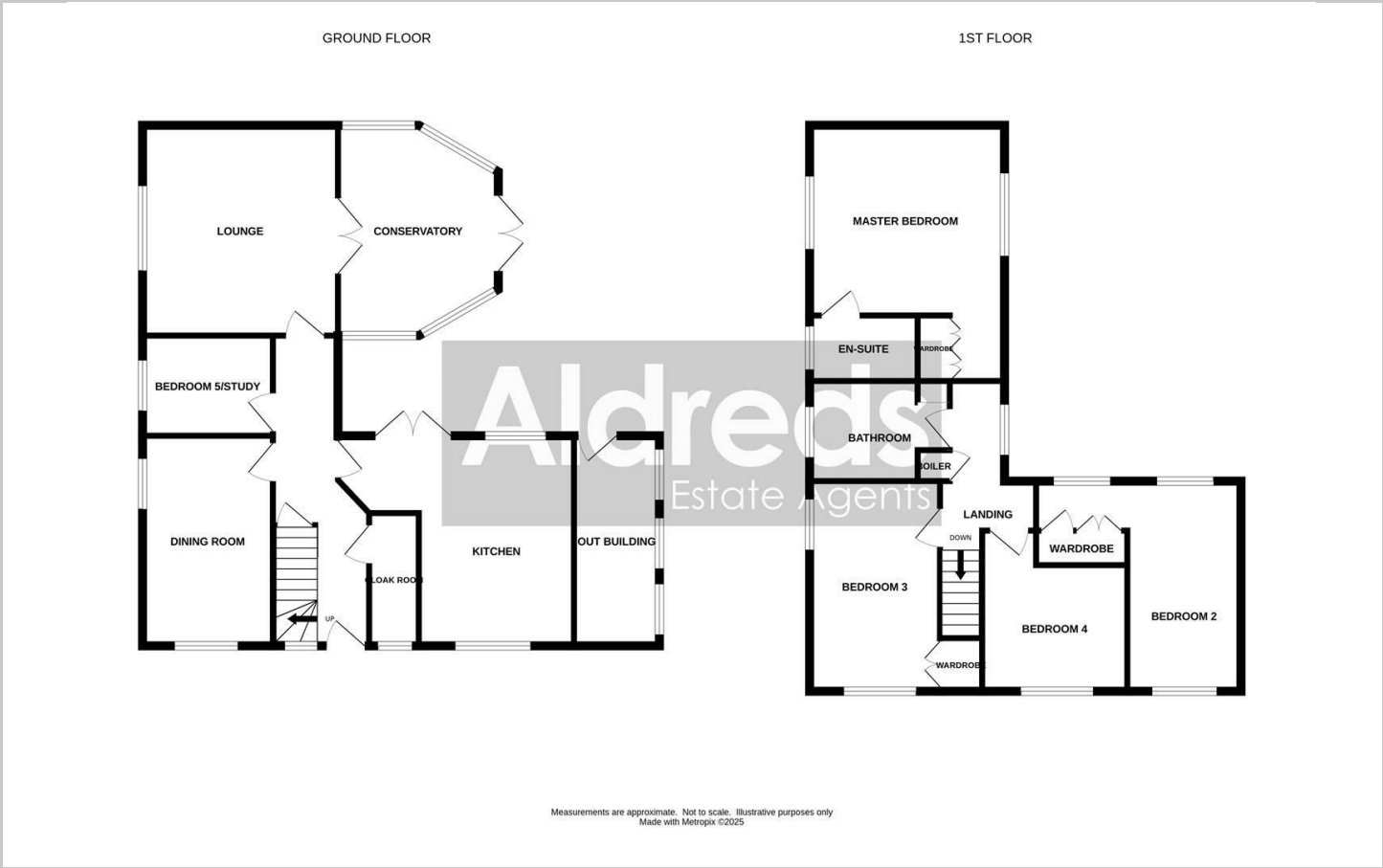
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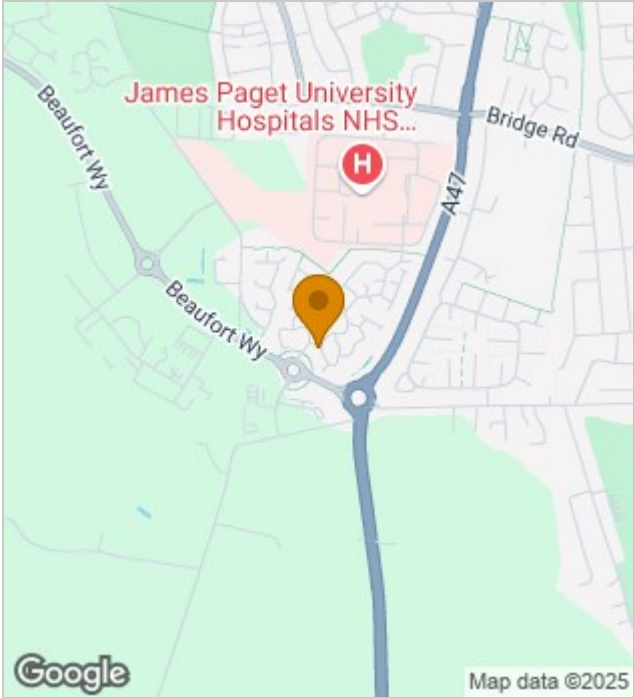
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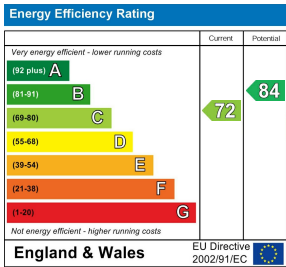
Floor Plans



Location Map



Energy Performance 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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