

**Aldreds**  
Estate Agents

45 Middleton Road

Gorleston, Great Yarmouth, NR31 7PG

Offers In Excess Of £230,000





## 45 Middleton Road

Gorleston, Great Yarmouth, NR31 7PG

An extended bay fronted, three bedroom semi detached house offered chain free. This property is a spacious family home with easy access to local amenities such as the award winning Gorleston Beach, Gorleston High Street and The James Paget Hospital. On the ground floor there is an entrance porch, entrance hall, lounge, dining room/sitting room, kitchen and a shower room. The first floor has three bedrooms (two double bedrooms and one single) and a bathroom off landing. Gas central heating and double glazing. Driveway. Rear garden

### Entrance Porch

Door to front

### Entrance Hall

Under stair cupboard with wall mounted gas boiler, radiator, stairs to landing

### Lounge

10'11" plus bay x 10'6" (3.33 plus bay x 3.22)

Bay double glazed window to front aspect, radiator

### Dining Room/Sitting Room

19'0" x 9'10" (5.8 x 3)

Double glazed window to rear aspect, radiator

### Kitchen

11'9" x 5'7" (3.6 x 1.72)

Base & wall units with worktops, double glazed window to side aspect, sink with drainer, plumbing for washing machine, gas hob, electric oven

### Rear Hallway

Door to garden

### Shower Room

7'1" x 5'1" (2.16 x 1.56)

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

### Landing

### Bedroom 1

14'1" max x 7'10" plus wardrobe space (4.31 max x 2.4 plus wardrobe space)

Fitted wardrobes, bay double glazed window to front aspect, radiator

### Bedroom 2

9'10" x 9'10" (3 x 3)

Double glazed window to rear aspect, radiator







### Bedroom 3

7'11" x 6'0" (2.42 x 1.84)

Double glazed window to front aspect, radiator

### Bathroom

6'0" x 5'2" (1.84 x 1.6)

Part tiled, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect

### Outside

To the front there is a driveway offering off road parking and a well established garden with bushes & shrubs. To the rear there is a well established garden enclosed by fencing and with a gate to the front. The garden has bushes, shrubs and plants, timber shed, two patios.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### Location

Gorleston 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 where the property can be found on the left hand side.

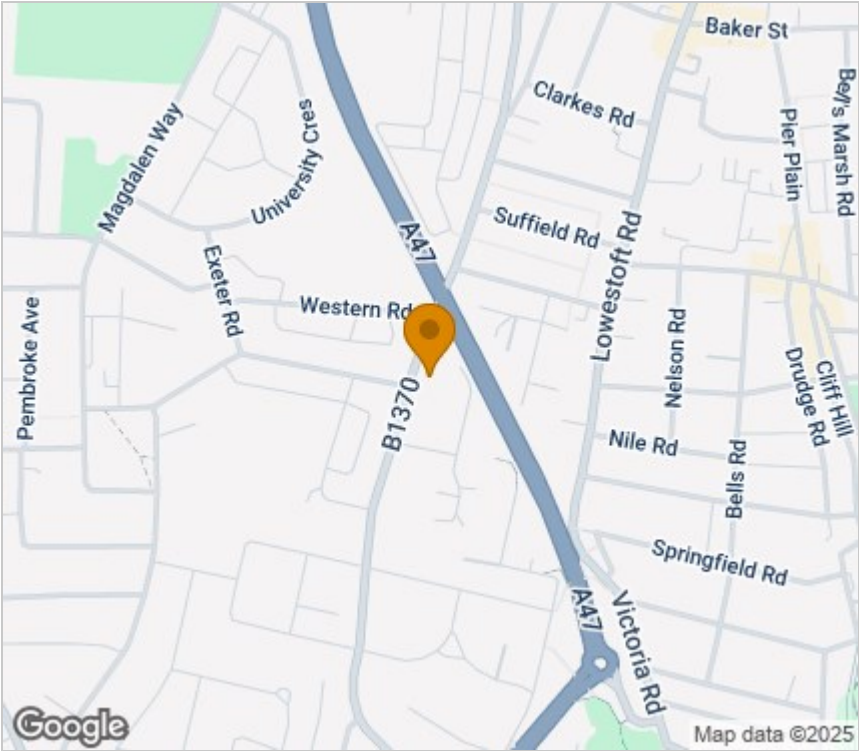
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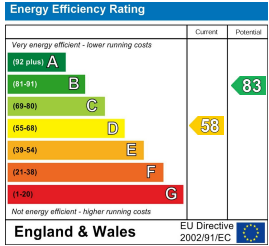
Floor Plan



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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