



Aldreds
Estate Agents

15 Bately Avenue

Gorleston, Great Yarmouth, NR31 6HJ

Guide Price £450,000 - £475,000



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Guide Price £450,000 to £475,000 - Sitting just behind the iconic Marine Parade, Aldreds are delighted to offer this spacious four bedroom detached house. The property offers versatile accommodation. On the round floor there is an entrance porch, entrance hall, two reception rooms, kitchen, utility room, cloakroom and rear porch. The first floor offers four good sized bedrooms, bathroom and separate WC. Gas central heating and double glazing. Gardens to front and rear. Driveway to garage. Offered with no chain.

Entrance Porch

Door to front

Entrance Hall

Stairs to landing, radiator, under stair cupboard

Lounge

21'7" max 11'1" min 18'0" max 11'10" min (6.6 max 3.4 min 5.5 max 3.62 min)

Double glazed window to front aspect, three double glazed windows to side aspect, double glazed window to rear aspect, two radiators, door to garden, brick fireplace

Dining Room

11'11" x 10'11" (3.65 x 3.33)

Double glazed window to front aspect, double glazed window to side aspect, radiator

Kitchen

11'4" x 10'10" (3.46 x 3.32)

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

Rear Porch

Door to rear

Utility Room

9'3" x 6'1" (2.83 x 1.87)

Sink with drainer, double glazed window to rear aspect

Cloakroom

Hand basin, low level WC

Landing

Bedroom 1

14'4" x 11'10" (4.37 x 3.63)

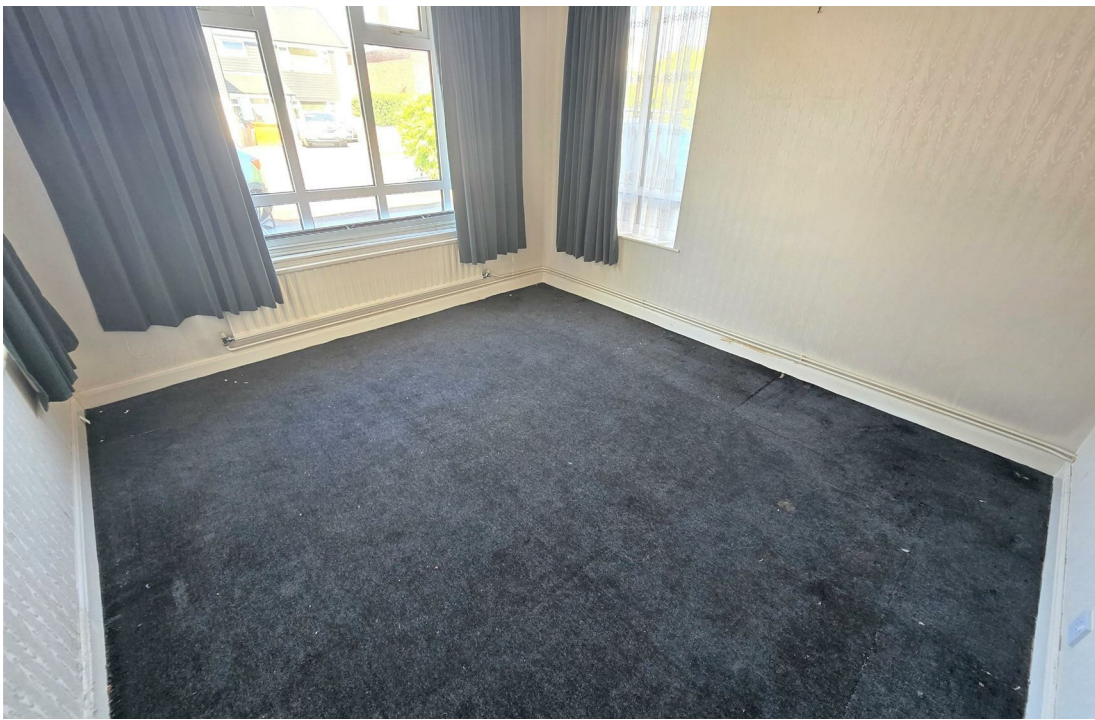
Built in wardrobe, double glazed window to rear aspect, radiator

Bedroom 2

11'10" x 10'11" (3.63 x 3.35)

Double glazed window to front aspect, radiator





Bedroom 3

12'11" x 8'11" (3.95 x 2.72)

Built in wardrobe, double glazed window to rear aspect, double glazed window to front aspect, radiator

Bedroom 4

10'11" x 7'10" (3.33 x 2.41)

Double glazed window to rear aspect, radiator

Bathroom

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

WC

Low level WC, opaque double glazed window to rear aspect

Outside

To the front there is a driveway leading to garage, the garage has an up & over door. Lawned front garden with bushes & shrubs. To the rear there is a good sized lawned garden with bushes & shrubs, timber shed, patio.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band E

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.

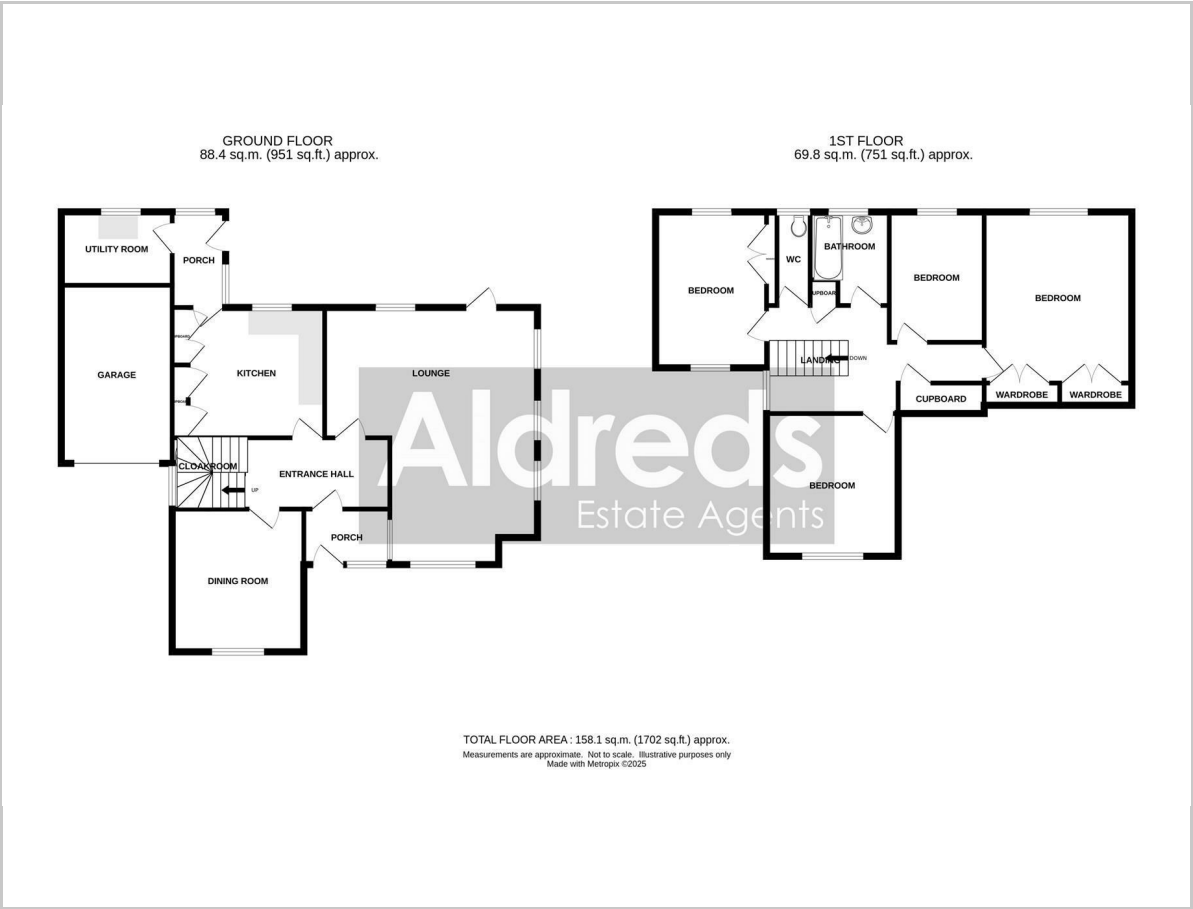
Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and past the Albion Public House, turn left into Park Road, turn right into Victoria Road, at the crossroads bear right past the shop into Batley Avenue where the property can be found on the left hand side.

Ref G18319/05/25



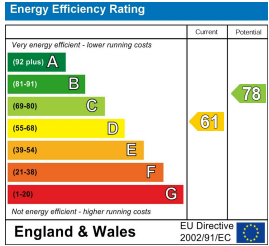
Floor Plan



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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