

Aldreds
Estate Agents



18 Park Road, Gorleston, Great Yarmouth, NR31 6EJ

Guide Price £600,000





18 Park Road

Gorleston, Great Yarmouth, NR31 6EJ

- Detached Bay Fronted House
- Six Reception Room
- Double Garage
- Gas Central Heating
- Close to Gorleston Beach
- Four Bedrooms
- Ensuite
- Further Single Garage
- Generous Gardens
- Must View

Sitting conveniently approx. 200 yards from the iconic and award winning Gorleston Beach, in an overall plot of approx. 0.36 of an acre, Aldreds are delighted to offer this handsome and spacious detached house with large gardens and outbuildings. Built in 1913 the property offers a array of original & traditional style features and is a fantastic opportunity for someone looking to combine the charm of this property with modern living. There is a beautiful entrance hall with both the formal lounge and dining rooms leading separately off. The ground floor also offers a breakfast room, kitchen, study, sun room, games room, sitting room/bedroom 5, utility room and a WC. A cellar can be found below the utility room. The primary room on the first floor is the master bedroom which is very spacious with eaves storage and an ensuite shower room. The first floor also offers three further bedrooms, bathroom, separate WC and a walk in airing cupboard. The property offers mature gardens to front & rear. There is also a selection of outbuildings including a oversized double garage, further single garage and a brick store. There is also a gated driveway to rear. Gas central heating



Entrance Hall

Imposing entrance door, stripped wood floor, storage cupboard, door to stairs down to cellar, stairs to landing

Lounge 17'10" x 16'1" (5.46 x 4.92)

Feature fireplace, bay window to front aspect, radiator, ceiling beams, display rail

Sun Room 8'10" x 6'10" (2.7 x 2.1)

Window to front aspect, window to side aspect

Games Room 17'2" x 9'7" (5.25 x 2.93)

Door to garden, radiator, window to rear aspect, window to side aspect, tiled floor

Dining Room 17'8" x 13'8" (5.41 x 4.17)

Wood panelling, feature fireplace with inset tiles and tiled hearth, bay window to front aspect, radiator

Study 13'5" x 7'5" (4.1 x 2.28)

Feature fireplace, window to rear aspect, radiator, picture rail





Cloakroom

Low level WC, hand basin

Sitting Room/Bedroom 5 8'5" x 8'4" (2.58 x 2.56)

Window to rear aspect, radiator

Utility Room 11'8" x 8'0" (3.57 x 2.44)

Window to rear aspect, plumbing for washing machine, sink with drainer

Breakfast Room 13'5" x 11'10" (4.1 x 3.62)

Window to side aspect, window to rear aspect, radiator, picture rail

Kitchen 14'1" x 6'7" (4.3 x 2.03)

Base & wall units with worktops, sink with drainer, gas hob, electric oven, window to side aspect, door to side

Cellar 11'1" x 8'3" (3.4 x 2.53)

Light

Landing

Airing cupboard

Directions

Head south along the High Street, continue over the traffic lights in to Lowestoft Road, continue up the hill following the road left in to Park Road where the property is on the left.



Master Bedroom 26'1" x 13'6" (7.97 x 4.14)

Bay window to front aspect, window to rear aspect, two eaves storage cupboard, two radiators, feature fireplace, door to

Ensuite

Shower in cubicle, hand basin, low level WC, tiled walls

Bedroom 2 14'10" x 14'1" (4.53 x 4.3)

Bay window to front aspect, door to eaves storage, hand basin, radiator

Bedroom 3 14'1" x 11'9" (4.3 x 3.6)

Window to front aspect, radiator, hand basin

Bedroom 4 11'11" x 9'6" (3.64 x 2.92)

Window to side aspect, window to rear aspect, radiator

Bathroom 9'10",9'10" x 7'10" (3,3 x 2.4)

Panel bath, hand basin, tiled walls, opaque window to rear aspect

WC

Low level WC, window to rear aspect

Outside

The property sits in a large plot of approx. 0.36 of an acre (stms) with lawned gardens to front with bushes & shrubs, pathway to front door. To the rear there is a good sized mature garden which is mainly laid to lawn. Mature bushes & trees. Flower beds with bushes and plants. Paved and brick weave patio. Greenhouse Oversized double garage (7.3m x 7.2m). Additional single garage. Gated driveway. Brick Shed. Timber wood store. Boiler cupboard with wall mounted gas boiler

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band G

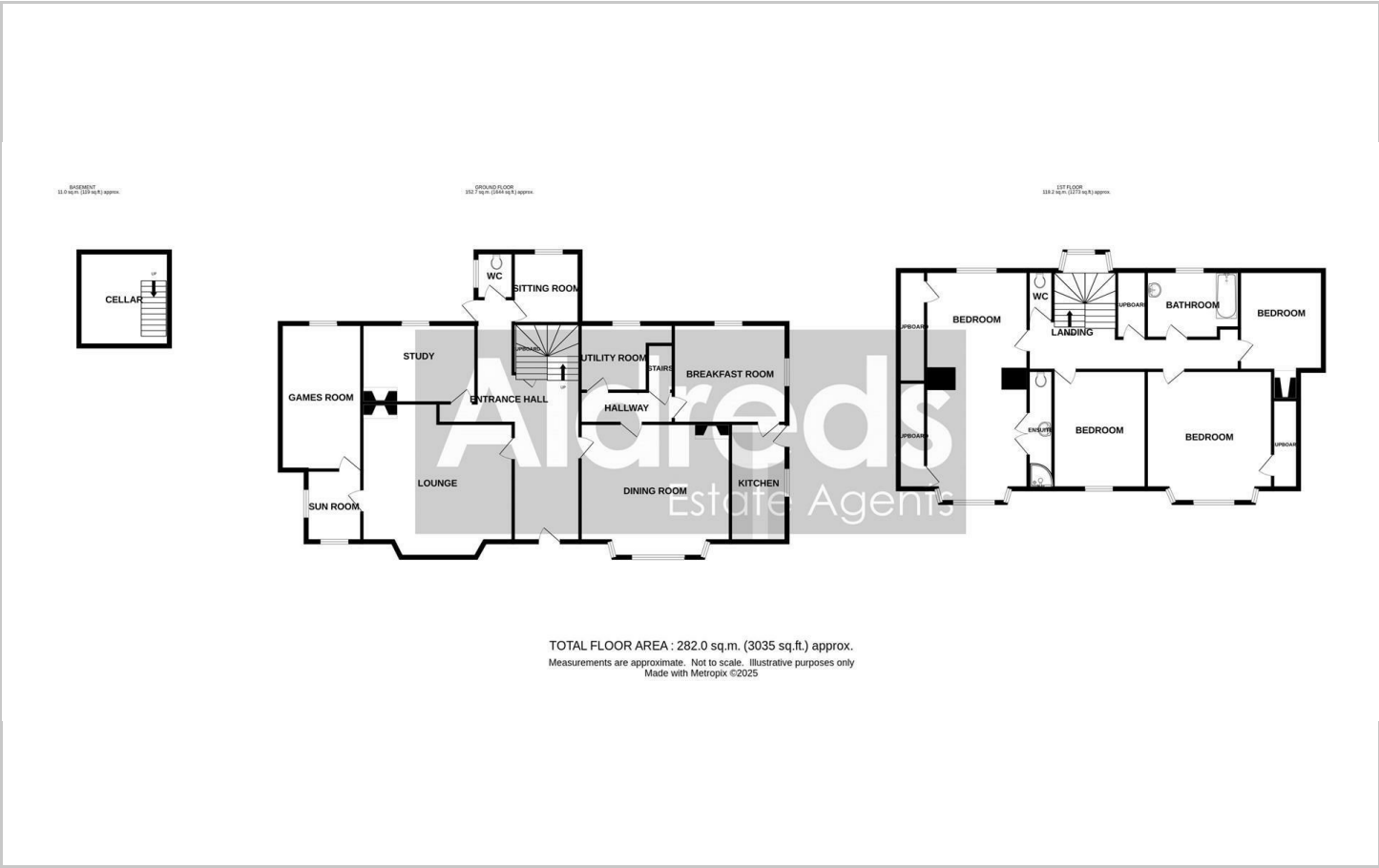
Location

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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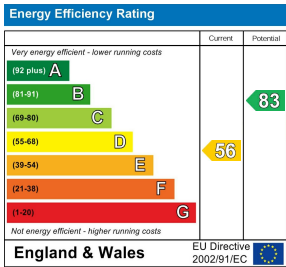
Floor Plans



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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