

**Aldreds**  
Estate Agents

45 Youell Avenue, Gorleston, Great Yarmouth, NR31 6HT

Guide Price £650,000 - £700,000



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# 45 Youell Avenue

Gorleston, Great Yarmouth, NR31 6HT

- Large Property
- Three Bathrooms
- Large Plot
- Gardens
- Gas Central Heating
- Up To Nine Bedrooms
- Cloakroom
- Good Size Lounge & Kitchen
- Garage
- Close to Beach

GUIDE PRICE £650,000 to £700,000. OFFERING POTENTIAL ANNEXE AND A VERY FLEXIBLE LAYOUT! Offering up to nine bedrooms and sitting on the corner of Youell Avenue and Arnott Avenue just off Gorleston's iconic Marine Parade. Aldreds are delighted to offer this large family house that could suit a large extended family, those looking to care for relatives at home or even offer Foster care. The property sits on a corner plot so has generous gardens to front, side and rear. Driveway to garage. Gas central heating and double glazing. The ground floor has an entrance porch, lounge/diner, inner lobby/dining room, kitchen, utility room, five bedrooms, study/bedroom with ensuite cloakroom and a shower room. On the first floor there is a master bedroom with ensuite, two further bedrooms and a bathroom. An internal inspection is essential



## Entrance Porch

Entrance door

## Kitchen 19'4" x 9'11" (5.9 x 3.04)

Base & wall units with worktops, double glazed window, gas cooker point, tiled floor, part tiled walls, sink with drainer, plumbing for dishwasher

## Utility Room 5'6" x 5'2" (1.7 x 1.6)

Double glazed window, plumbing for washing machine

## Study/Bedroom 9'11" x 8'11" (3.6 x 2.74)

Double glazed window, radiator, door to

## Cloakroom

Low level WC, hand basin, part tiled walls

## Inner Hallway/Sitting Room 21'1" x 10'10" (6.44 x 3.32)

Parquet flooring, stairs to landing, double glazed patio door to garden, three radiators

## Lounge/Diner 30'3" x 13'10" (9.23 x 4.23)

Three double glazed windows, three radiators, open fireplace







**Bedroom 4 15'5" plus bay x 13'10" (4.7 plus bay x 4.24)**  
 Bay double glazed window, double glazed window, two radiators, built in wardrobes

**Bedroom 5 13'10" x 10'9" (4.24 x 3.3)**  
 Built in wardrobe, double glazed window, radiator

**Bedroom 6 11'0" x 9'10" (3.37 x 3)**  
 Double glazed window, radiator

**Bedroom 7 10'0" x 9'10" (3.05 x 3)**  
 Double glazed window, radiator

**Bedroom 8 10'11" max 7'9" min x 9'8" (3.34 max 2.38 min x 2.97)**  
 Double glazed window, radiator

**Shower Room**  
 Flat floor shower, hand basin, low level WC, tiled wall, opaque double glazed window, radiator

**Landing**

**Master Bedroom 13'11" x 12'3" (4.26 x 3.75)**  
 Double glazed window, radiator, door to

## 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, at the traffic lights turn left into Bridge Road, continue over the bridge turning right and follow the road round into Youell Avenue where the property can be found on the left hand side.



### Ensuite Bathroom

Panel bath with shower over, hand basin, low level WC, opaque double glazed window, heated towel rail

### Bedroom 2 14'1" x 13'10" (4.31 x 4.24)

Double glazed window, radiator

### Bedroom 3 10'0" x 10'0" (3.05 x 3.05)

Double glazed window, radiator

### Bathroom 6'6" x 6'6" (2 x 2)

Panel bath with shower over, hand basin, low level WC,, heated towel rail

### Outside

Driveway leading to garage with up & over door. To the front & side of the property there are enclosed gardens which are mainly laid to lawn with bushes & shrubs. Paved and brick weave patios, timber summer house, timber shed. To the rear there is a further garden area with two timber sheds

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

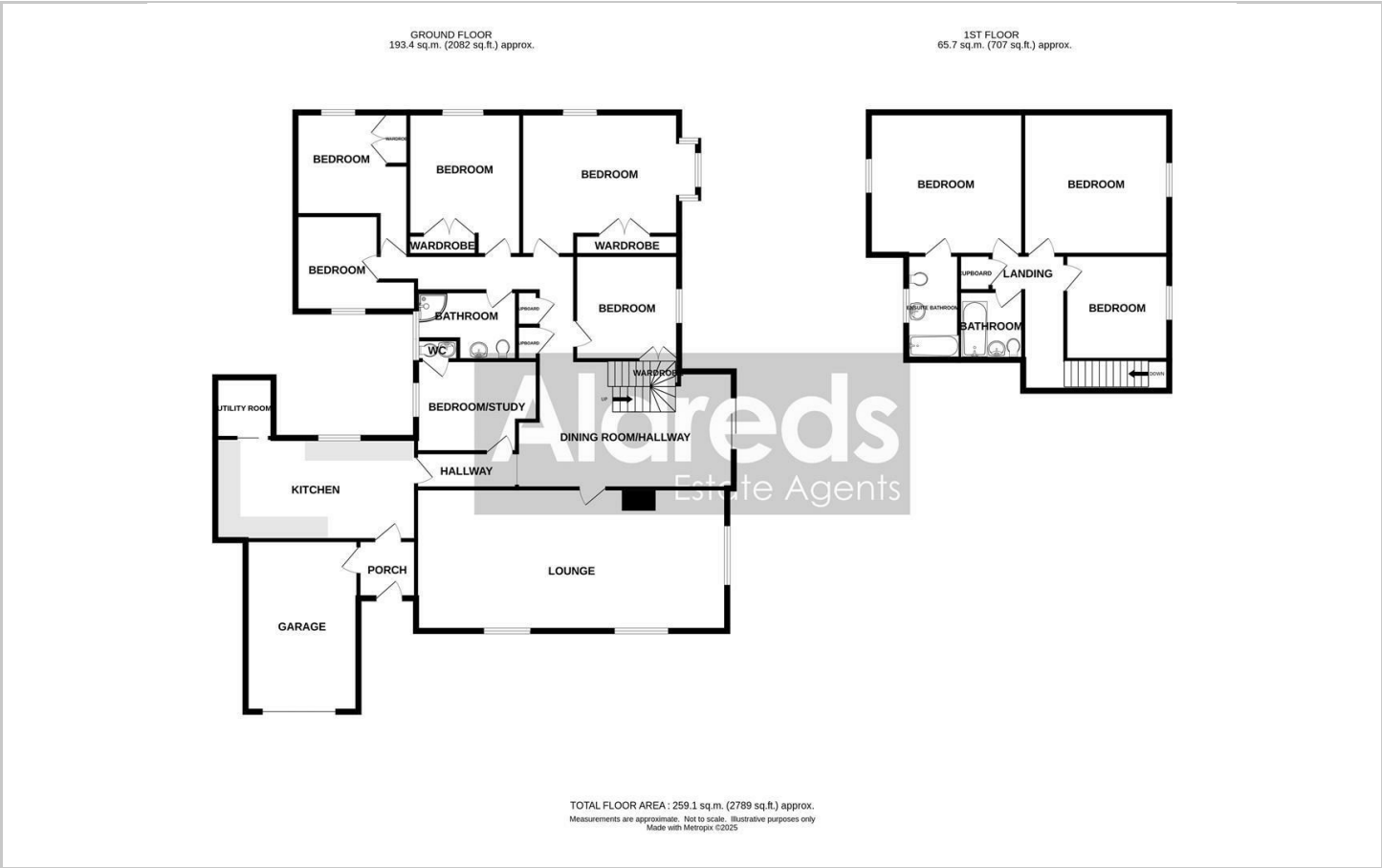
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### Location

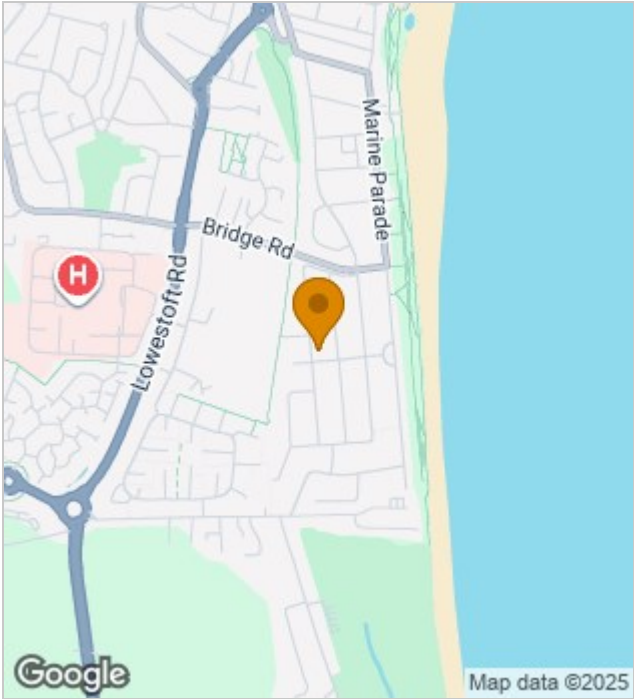
Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

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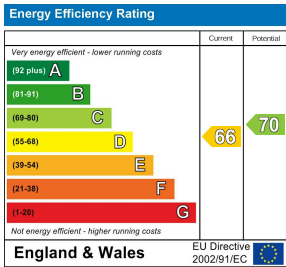
Floor Plans



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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