

Aldreds
Estate Agents

6 Ferry Hill

Gorleston, Great Yarmouth, NR31 0PD

£475,000



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Set over three floors with fantastic river views to front, Aldreds are delighted to offer this spacious and individual four/five bedroom detached house. The property also has various other rooms that could be used as bedrooms giving flexible accommodation. The lower floor part of the house offers the potential of a self contained annex. The house has gardens to front side & rear as well as a balcony off the lounge giving easterly views of The Yare and South Great Yarmouth. The middle floor has an entrance hall, lounge, kitchen/diner, store room, WC and a study with an external door which could be used as an extra bedroom. The lower floor has a lounge/kitchen, utility room, gym which could be an annexe bedroom, conservatory and shower room. The upper floor has four bedrooms and a bathroom. Gas central heating and double glazing.

MIDDLE FLOOR

Entrance Hall

Door to side

Lounge

Stairs to lower floor, stairs to upper floor, double glazed French doors to balcony, two radiators.

Kitchen/Diner

20'1" x 8'8" (6.13 x 2.65)

Door to side, two double glazed windows to side aspect, base & wall units with worktops, sink with drainer, plumbing for dishwasher, plumbing for washing machine, breakfast bar, part tiled walls, walk in cupboard

Study/Bedroom 5

9'2" x 6'10" (2.8 x 2.1)

With own external door

Store Room

6'3" x 4'5" (1.93 x 1.35)

Double glazed window to side aspect

WC

Low level WC with built in hand basin, opaque double glazed window to rear aspect

UPPER FLOOR

Landing

Storage cupboard

Bedroom 1

Storage cupboard, fitted wardrobes, double glazed French doors to Juliet balcony

Bedroom 2

9'6" x 9'5" (2.9 x 2.88)

Double glazed window to rear aspect, radiator

Bedroom 3

9'6" x 9'4" (2.9 x 2.87)

Double glazed window to rear aspect, radiator

Bedroom 4

9'4" x 9'4" (2.87 x 2.87)

Storage cupboard, double glazed window to front aspect, radiator

Shower Room

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

LOWER FLOOR





Lobby

Lounge/Kitchen

17'11" x 12'0" (5.47 x 3.66)

Radiator, double glazed French doors to front, built in microwave, electric oven, fridge/freezer

Utility Room

12'0" x 6'10" (3.66 x 2.1)

Base units, sink with drainer, wall mounted gas boiler, integrated washing machine and dishwasher

Gym/Potential Bedroom

22'3" x 9'5" (6.8 x 2.89)

Radiator, Murphey wall double bed

Shower Room

9'5" x 5'4" (2.89 x 1.65)

Shower in cubicle, hand basin, low level WC

Conservatory

11'9" x 8'0" (3.6 x 2.46)

Sealed unit double glazing, door to garden

Outside

To the West side of the property there is a slopping lawned garden with pathway leading to entrance door in to middle floor. There is also a patio area off the conservatory. To the east side there is a garden area accessed from the lower floor. Balcony off lounge

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

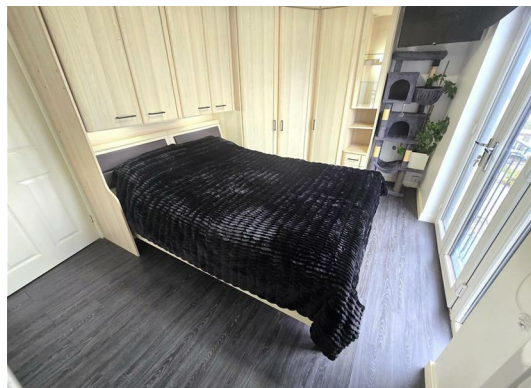
Location

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.

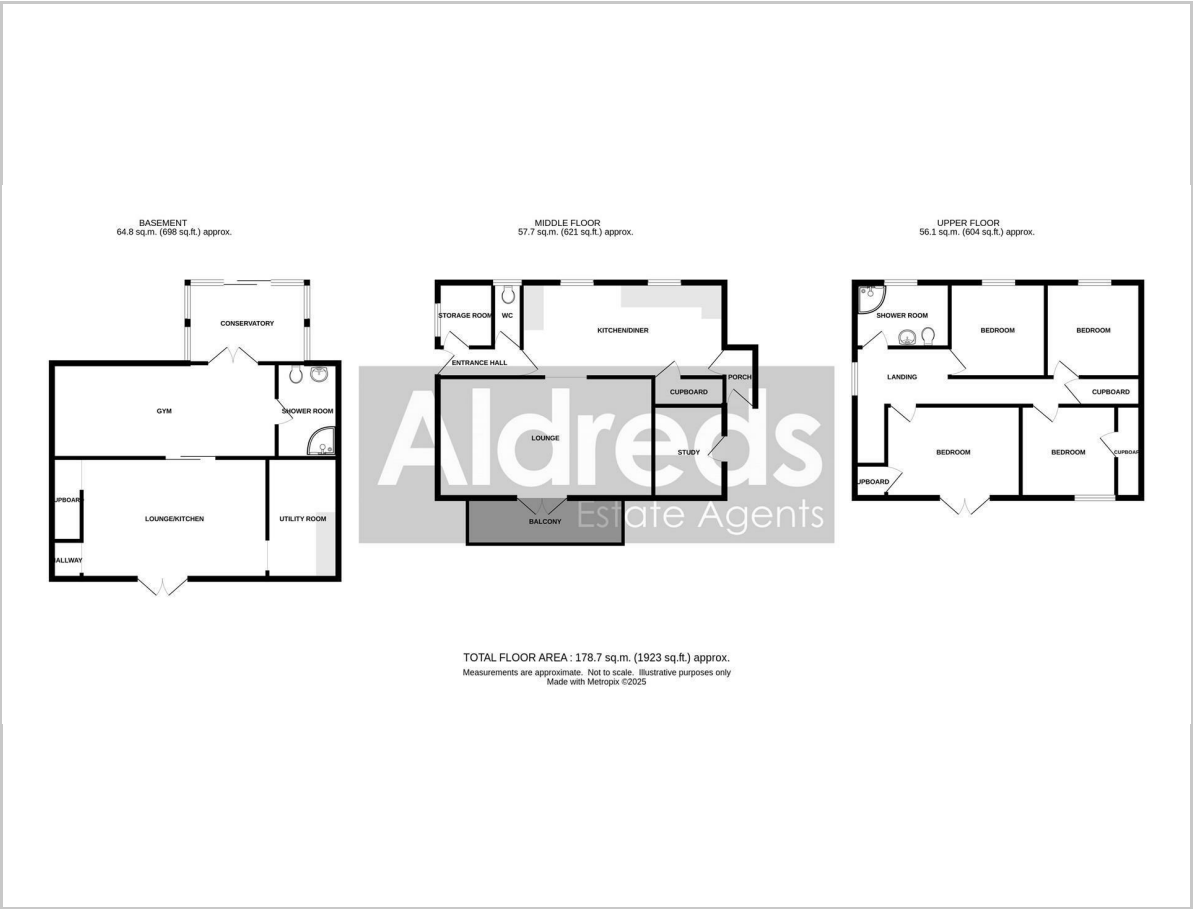
Directions

From the Gorleston office head north along the High Street, continue into High Road, bear right into Ferry Hill and continue to the end where the property can be found on the right

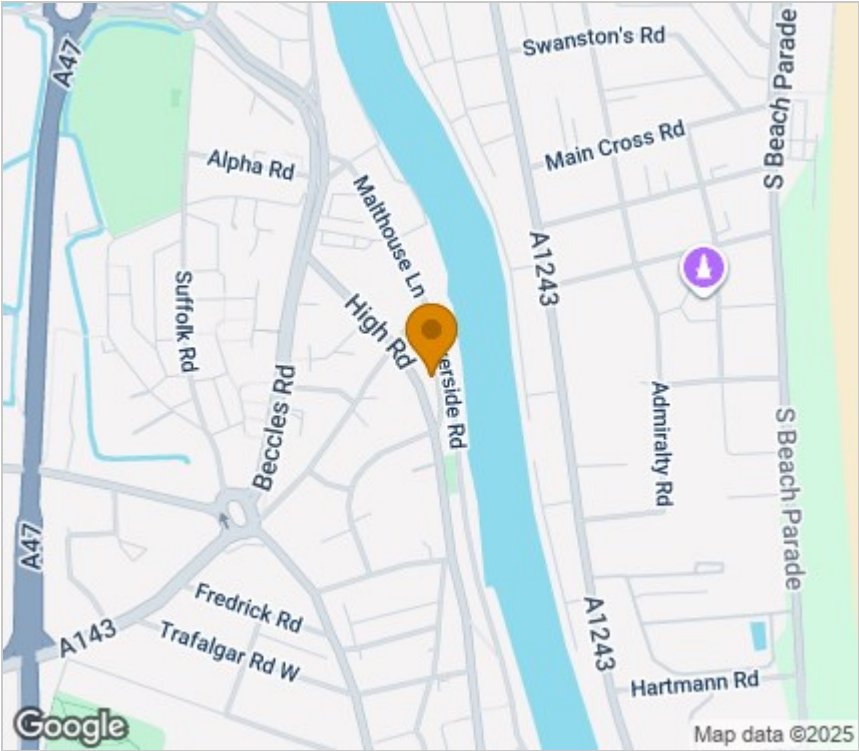
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Floor Plan



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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