

Aldreds
Estate Agents



42 Western Road

Gorleston, NR31 7QF

£280,000



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This beautifully maintained 3/4 bedroom semi-detached home offers spacious, flexible living in a prime location just a short distance from Gorleston High Street. The property boasts a lounge/diner with elegant double doors, an extended kitchen with an additional utility room, and the convenience of a downstairs shower room with WC, all finished to a high standard throughout.

Outside, the home continues to impress with an excellently kept rear garden, a brick-weave driveway to the front, and a larger-than-average garage positioned to the rear. With local amenities and transport links close by, this extended property combines comfort, practicality and superb kerb appeal, making it an ideal choice for families and commuters alike.

Entrance Hall

Laminate floor, double glazed door to front, radiator, stairs to first floor, under stairs storage, access to lounge, kitchen, dining room and office.

Lounge

11'9" x 14'1" (into half bay window) (3.6m x 4.3m (into half bay window))

Carpet floor, double glazed half bay window to front, radiator, electric fire place, double doors to dining room.

Dining Room

10'9" x 11'9" (3.3m x 3.6m)

Laminate floor, double glazed French doors to rear, radiator, double doors to lounge.

Bedroom 4/Office

5'10" x 11'1" (1.8m x 3.4m)

Carpet floor, double glazed window to front, radiator

Kitchen

7'2" x 18'8" (2.2m x 5.7m)

Tile floor, double glazed French doors to rear, laminate counter tops, integrated oven and grill, gas hob, under counter and wall mounted cupboards.

Utility

5'10" x 12'1" (1.8m x 3.7m)

Tile floor, laminate counter tops, under counter and wall mounted storage, space for washing machine and tumble dryer, fridge freezer, sink, double glazed window to rear.

Shower Room

5'10" x 12'1" (1.8m x 3.7m)

Tile floor, basin with vanity unit, shower cubicle with wall mounted shower, heated towel rail, double glazed window to side, WC.

First Floor Landing

Carpet floor, double glazed window to side, loft hatch, access to 3 bedrooms and bathroom.

Bedroom 1

11'9" x 14'1" (into half bay window) (3.6m x 4.3m (into half bay window))

Carpet floor, double glazed half bay window to front, radiator, built in storage units.

Bedroom 2

10'9" x 11'9" (3.3m x 3.6m)

Carpet floor, double glazed window to rear, radiator.





Bedroom 3

7'2" x 9'6" (I shape) (2.2m x 2.9m (I shape))

Carpet floor, double glazed window to rear, radiator.

Bathroom

6'2" x 5'6" (1.9m x 1.7m)

Vinyl floor, WC, basin, bath tub with wall mounted electric shower, double glazed window to front, radiator.

Garage

Double glazed door and window to front, electricity connection, concrete floor, up and over door to the rear.

Outside Front

Brick weave driveway with additional shingle parking area, brick wall boundaries with double access gate.

Outside Rear

Concrete patio, grass lawn, decorative shrubs and flower beds, timber fence boundaries with access gate to the rear, access to garage.

Council Tax

Great Yarmouth Borough Council - Band C

Services

Mains gas, water, electric, drainage

Tenure

Freehold

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, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, turn right into Western Road where the property can be found on the left hand side.

What 3 Words

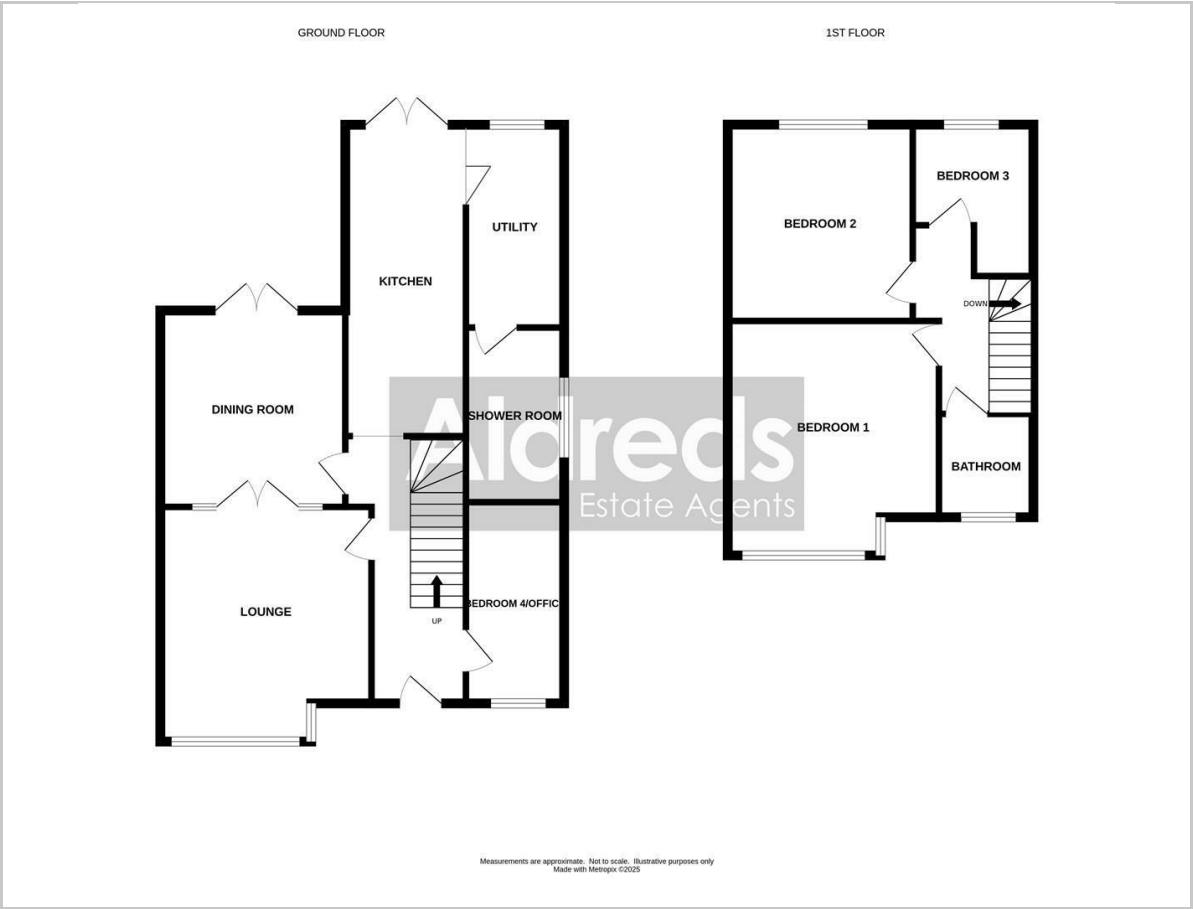
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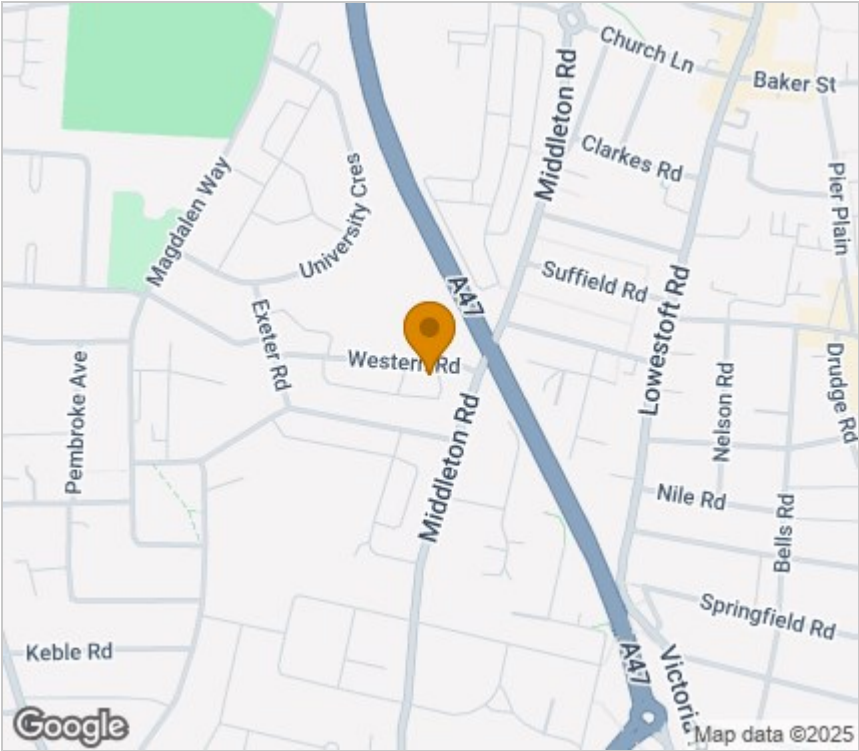
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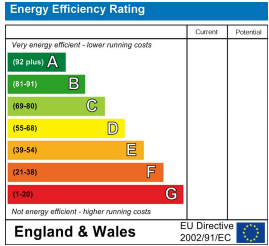
Floor Plan



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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