

**Aldreds**  
Estate Agents



43 Paget Crescent

Gorleston, NR31 7RP

£350,000





## 43 Paget Crescent

Gorleston, NR31 7RP

This modern four-bedroom detached home is offered chain free and occupies a highly desirable location within a short distance of the James Paget Hospital. The property benefits from a double garage with private driveway, generous living accommodation, and convenient access to local transport links and nearby amenities.

Internally, the home offers four well-proportioned bedrooms, including a spacious master bedroom with en-suite. The ground floor features a bright lounge leading into a conservatory with French doors, a well-appointed kitchen with adjoining utility room, and a downstairs WC, making this an ideal home for families and professionals alike.

### Entrance Hall

Double glazed door to front, stairs to first floor, under stairs cupboard, access to lounge, kitchen, dining room, study and WC.

### Lounge

16'2" x 15'1" (4.93m x 4.62m)

Laminate floor, double glazed windows to front and rear, double glazed French doors to rear conservatory, electric fire with mantle, radiator.

### Conservatory

11'3" x 8'9" (3.43m x 2.69m)

Double glazed windows to side and rear, double glazed French doors to rear garden, double glazed glass roof.

### Study

10'1" x 6'2" (3.08m x 1.88m)

Double glazed window to side and front, radiator.

### Dining Room

10'0" x 9'8" (3.07m x 2.97m)

Double glazed window to side, radiator.

### Downstairs WC

WC, basin.

### Kitchen

14'2" x 12'9" (4.32m x 3.91m)

Vinyl floor, laminate countertops with over and under counter storage, space for fridge/freezer, integrated oven with gas hob and extractor hood above, double glazed windows to each side, access through to utility.

### Utility

Continuation of vinyl floor, laminate counter top with wall mounted cupboard, plumbing space for washing machine and dish washer, wall mounted gas boiler, double glazed door to rear.

### First Floor Landing

Carpet floor, double glazed windows to rear, access to 4 bedrooms, bathroom and airing cupboard.

### Master Bedroom

16'2" x 10'11" (4.95m x 3.33m)

Double glazed windows to front and side, built in wardrobe, access to en-suite, radiator.

### En-Suite

Double glazed window to front, WC, basin with vanity unit, square shower cubicle with wall mounted shower, radiator.

### Bedroom 2

12'2" x 8'5" (3.73m x 2.57m)

Carpet floor, double glazed windows either side, radiator.







#### Bedroom 3

13'2" x 8'9" (4.03m x 2.67m)

Carpet floor, double glazed window to front, radiator.

#### Bedroom 4

13'2" x 8'9" (4.03m x 2.67m )

Carpet floor, double glazed window to front, radiator, built in open wardrobe.

#### Family Bathroom

6'9" x 5'6" (2.08m x 1.70m)

Double glazed window to rear, WC, basin, bath tub with wall mounted shower.

#### Front Exterior

Decorative shingle with concrete path to front door, gravel driveway leading to double garage and side access to rear garden.

#### Rear Exterior

Easy maintenance shingle and concrete patio, access to detached double garage, combination of timber fence and brick wall boundaries with timber exit gate leading to driveway.

#### Council Tax

Great Yarmouth Borough Council - Band E

#### Services

Mains gas, electric, water, drainage.

#### Tenure

Freehold

#### 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, continue over two sets of traffic lights, turn right at the roundabout into Beaufort Way, turn right into Jenner Road, take the second left into Paget Crescent where the property can be found on the corner with Jenner Road on the right hand side.

#### 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.

#### What 3 Words

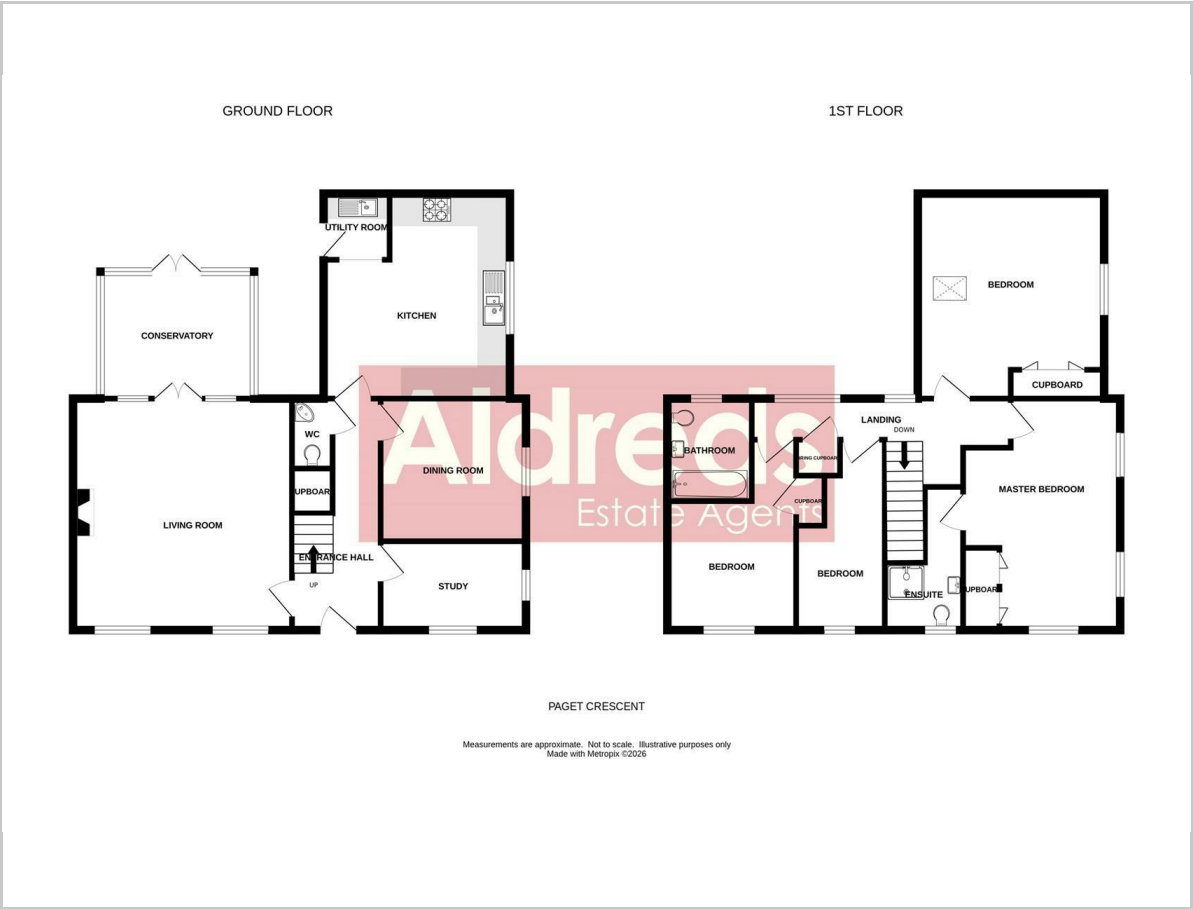
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#### Ref

G18442/01/26



Floor Plan

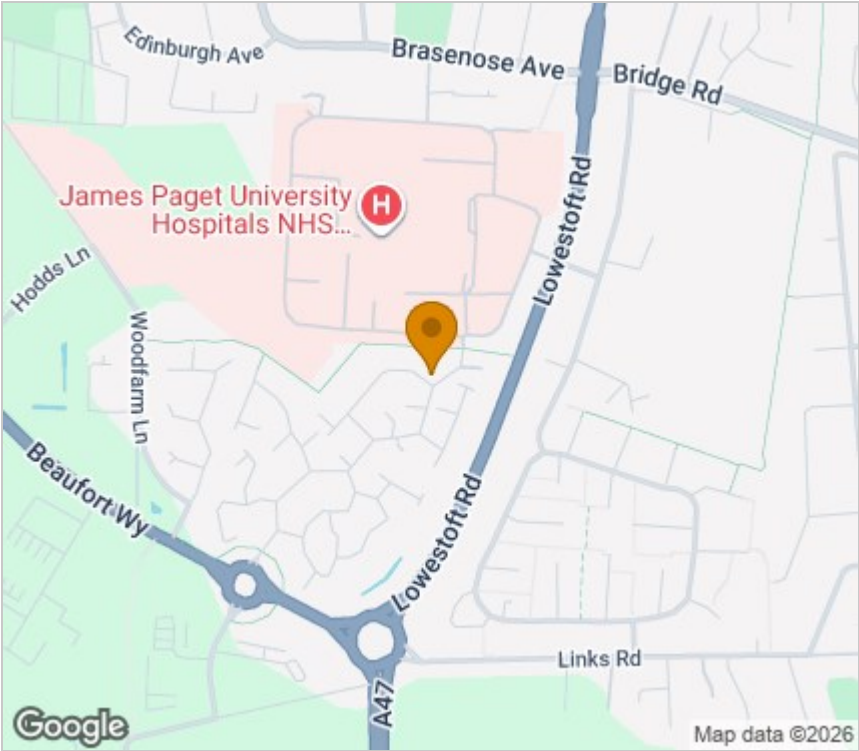


Viewing

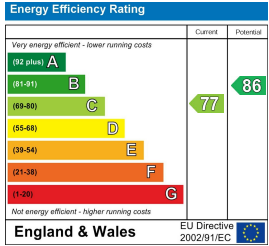
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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