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**£450,000**



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## 12 Carrel Road, Gorleston, NR31 7RF

- FORMER SHOWHOME
- MANY NEW UPGRADES THROUGHOUT
- GROUND FLOOR UNDERFLOOR HEATING
- FOUR DOUBLE BEDROOMS
- OVER 1,395 SQ FT of LUXURY
- BEAUTIFULLY PRESENTED
- STUNNING 'OPEN-PLAN' KITCHEN DINER
- FULLY PLASTERED GARAGE
- GROUND FLOOR STUDY
- PLEASANT NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Through the modern part-glazed front door into the Hallway of your beautiful new home. Pristine ceramic tiling has been laid to floor complete with underfloor heating, Your carpeted staircase leads you up to all first floor rooms and doors lead off to your Cloakroom WC, Study, Lounge and understair cupboard while an opening leads you into your Kitchen. There's nothing left to do here, just hang up your coat, kick off your shoes and relax in your luxurious new home.

#### Study / Home Office / Play Room 2.68m x 2.62m (8' 10" x 8' 7")

With more people working from home these days, what better facility than your very own Home Office. A uPVC sealed unit double glazed window attracts an abundance of daylight and ceramic tiling is laid to floor.

#### Cloakroom WC 1.95m x 1.15m (6' 5" x 3' 9")

Essential for the family is the downstairs loo! This beautiful little room features an opaque uPVC sealed unit double glazed window, ornate ceramic tiling to floor, attractive tiling to half walls and a contemporary suite comprising of a pedestal sink and low-level WC.

#### Lounge 5.56m x 3.59m (18' 3" x 11' 9")

Cosy yet spacious, your lounge features three uPVC sealed unit double glazed windows and a sumptuous fitted carpet with underfloor heating. A pair of glazed double doors lead you into your ...

#### Kitchen Dining Experience 8.25m x 3.20m (27' 1" x 10' 6")

They say the heart of the home is in the Kitchen, well this Kitchen Diner has certainly been modernised and improved to enable your family maximum enjoyment in this room. A dividing wall has been professionally removed to allow this 27ft Open Plan experience to be more modern and contemporary.

On the Kitchen side, a range of base, wall and larder units complete with shaker style doors and drawers are fitted to three walls with quality quartz worktops and breakfast bar over. Packed with integrated appliances, there is a double tall fridge and freezer, dishwasher, automatic washing machine, induction hob with extractor over and slide door oven below. A butler type sink is located under one of the two uPVC sealed unit double glazed windows.

On the dining side there's a set of brand-new uPVC sealed unit French doors leading out to your patio and the whole room features beautiful tiling underfoot with the underfloor heating throughout.

### FIRST FLOOR

#### Landing

At the top of the stairs, this super gallery style landing has a fitted carpet, a vertical radiator, loft access, airing cupboard and doors lead you to all Bedrooms and Bathroom.

#### Master Bedroom 3.92m x 3.60m (12' 10" x 11' 10")

Your luxurious Bedroom features a large bay with uPVC sealed unit double glazing, a radiator, sumptuous fitted carpet and a built in wardrobe. A door leads you in to ...

#### Ensuite 2.66m x 1.56m (8' 9" x 5' 1") max

The perfect place to visit every morning and every night is your very own ensuite. Fully refurbished, there's a modern contemporary suite comprising of fully tiled shower cubicle, low level WC and vanity wash hand basin. Ceramic tiling is laid to floor and half walls and a heated towel rail maintains the temperature.

#### Bedroom 2 3.84m x 4.08m (12' 7" x 13' 5") narrowing to 3.36m

Located to the front of the property with views over your front Garden through two uPVC sealed unit double glazed windows. There's a fitted carpet, radiator and built in wardrobe also featured.

#### Bedroom 3 3.20m x 2.81m (10' 6" x 9' 3") max

Your gorgeous Guest Room is located at the rear of the property and features a fitted carpet, built in wardrobe and radiator.

#### Family Bathroom 2.59m x 2.12m (8' 6" x 6' 11")

More like a five-star hotel bathroom than a family bathroom. Upgraded with a modern contemporary suite comprising of a centre tap bathtub, pedestal sink, low level WC and fully tiled shower cubicle. There's also a vertical radiator, opaque uPVC sealed unit double glazed window and ceramic tiled floor.

#### Bedroom 4 3.20m x 2.66m (10' 6" x 8' 9"))

The smallest of the four is still a good size double and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

### OUTSIDE

#### Front Garden, Side Garden & Driveway

Your front Garden is mainly laid to lawn with a path leading up to your front door and an abundance of shrubs and plants. To the side of the property, next to the Garage and Driveway, there's another Garden with is also laid to lawn with a selection trees. Your double driveway also provides plenty of parking.

#### Garage

This was the Sales Office when the property was the Showhome. Therefore, the whole interior has been plastered and even includes inset spotlights, patio doors and many power points. Currently set up as a Gym, there are many uses for this garage... you decide.

#### Rear Garden

Completely enclosed by fence and very private, your rear Garden is mainly laid to lawn with attractive patios perfect for sitting out or even a spot of alfresco dining and borders packed with exotic planting.

#### Council Tax

Norfolk County Council Band E

### SUMMARY

Much better than a new property, no expense has been spared to make this the perfect family home. To view call us now.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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# BEAUTIFUL FORMER SHOWHOME | MAY NEW UPGRADES OVER 1,395 sq ft of PURE LUXURY

Though this stunning family home was previously the former Showhome on this development, the current Owners have improved the property even more! A super new 27ft 'Open-Plan' Kitchen Dining experience has been installed, sparing no expense with quality fixtures and packed with appliances. Your accommodation also comprises of a ground floor Study / Play Room or Home Office, large Lounge and Cloakroom WC on the ground floor, while upstairs you will find four double Bedrooms, one with Ensuite and luxury family Bathroom. The double Garage was the offices for this Showhome and has therefore been plastered to walls and ceiling and includes patio doors to front. Located in a pleasant and sought after location and sat on a large plot with plenty of parking on the Driveway. All this with the creature comforts of gas central heating with underfloor heating on the ground floor and uPVC double glazing throughout.

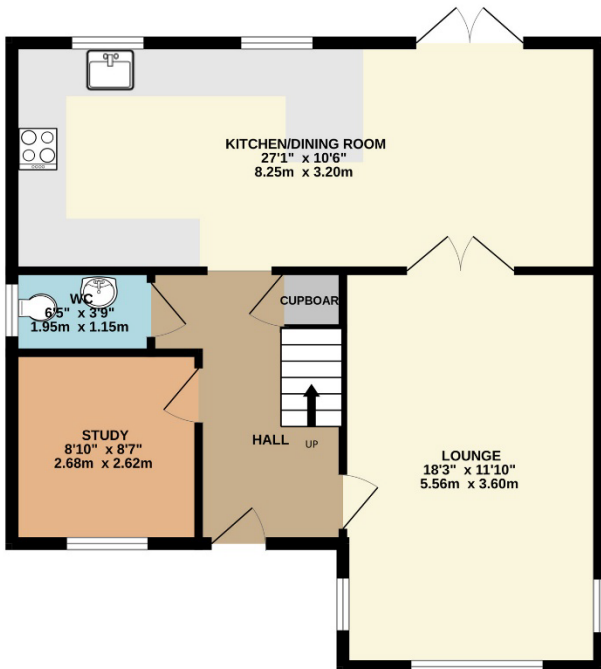
## RECENTLY INSTALLED OPEN PLAN KITCHEN DINING EXPERIENCE

### LOCATION AND AMENITIES

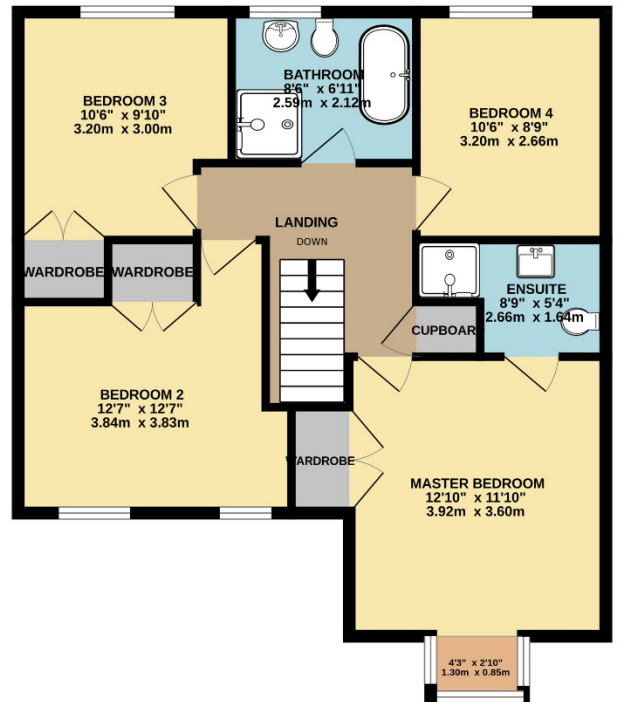
Carrel Road is a pleasant cul-de-sac close to the James Paget which is conveniently located for a range of good schools for all ages. Two minutes down the road and you'll be on Gorleston high street with its eclectic mix of shops, cafes, Hotels, Restaurants and the fantastic seafront, beach and promenade. The James Paget Hospital is also close to hand, great schools closeby and with so much to do in the area you'll never be bored, don't forget to make time to explore the beautiful Norfolk and Suffolk countryside which host the world famous Norfolk Broads amongst other beautiful attractions.

**Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk**

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



12 CARREL ROAD, GORLESTON

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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