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Gorleston 01493 658854

£550,000



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266 Beccles Road Gorleston, NR31 8AH

- STUNNING 'OPEN-PLAN' FEATURES
- OVER 2,400 sq ft of LUXURY LIVING
- FOUR DOUBLE BEDROOMS
- 29ft KITCHEN DINING EXPERIENCE
- GALLERY LANDING
- QUALITY FIXTURES & FITTINGS
- MASTER with ENSUITE & DRESSING ROOM
- POPULAR LOCATION
- UNDERFLOOR HEATING THROUGHOUT
- CONTEMPORARY DESIGN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Hall

Enter through the modern composite front door into the magnificent Entrance Hall of this beautiful executive family home. LVT is laid underfoot, there's underfloor heating throughout and oak doors lead off to your Sitting Room and Bedroom 4.

The Hall then opens out into this stunning reception space, with half wood panelled walls, inset spotlights and your oak and glass carpeted staircase leads you to up to your 'gallery' Landing. Glazed double doors lead into your Kitchen Dining experience, your large under stair cupboard, boiler room and Shower Room.

Sitting Room 3.80m x 3.81m (12' 6" x 12' 6") plus bay

Located at the front of the property, multiple uses for this room, it features a bay fronted uPVC sealed unit double glazed window, LVT flooring and underfloor heating.

Bedroom 4 3.80m x 3.81m (12' 6" x 12' 6") plus bay

Again, multiple uses here, however if you require a guest room, this is perfect. A bay fronted uPVC sealed unit double glazed window to front aspect, there's a sumptuous fitted carpet with UFH and a bank of fitted wardrobes for your storage solutions.

Shower Room 2.55m x 2.47m (8' 4" x 8' 1")

Essential for the family is the downstairs Loo, however this one is a bit more than that. Modern and contemporary with a suite comprising of a wash hand basin, low level WC and large walk-in shower area. There's an opaque uPVC sealed unit double glazed window and beautiful tiled floor.

Kitchen Dining Living Experience 8.90m x 7.54m (29' 2" x 24' 9") 'L' shaped max

The heart of any home is always in the Kitchen... and what a Kitchen this is! There are three zones to this stunning open-plan space, your living area, cooking area and eating area.

Plenty of natural daylight is beamed in due to a set of three metre bifold doors which open out onto your patio from the Dining area of this room. Ample space is provided for a large family dining suite.

Your Kitchen zone features a range of base and larder units complete with contemporary 'shaker' style doors and drawers and square edge worktop over. Taking centre stage is your island complete with breakfast bar and worktop featuring your Neff induction hob with large extractor over. Other integrated appliances include a bank of two eye level Neff double ovens and microwave.

There's a one and a half bowl sink and drainer located under your uPVC sealed double glazed window to side aspect and a dishwasher located below. An oak door leads you into your Utility Room.

'Open'Plan to your Kitchen dining area is your Lounge zone. A spectacular floor to ceiling vaulted window overlooks your rear Garden and allows an abundance of natural daylight in, as do the two 'Velux' rooflights. Classy wood panelling has been applied to one wall and on the opposite wall plenty of sockets for your entertainment system.

This superb experience features LVT flooring, inset spotlights, a wonderful room for entertaining or family get-togethers.

Utility Room 2.51m x 2.89m (8' 3" x 9' 6")

Located adjacent to your Kitchen, your Utility features more units with worktops and plumbing and space for your automatic washing machine, tumble dryer and large fridge freezer. Another uPVC sealed unit double glazed window and your back door leads you to the side of the property. Another door leads you into your ...

Larder 1.68m x 1.19m (5' 6" x 3' 11")

Everyone loves a Larder! Plenty of storage here for your non-perishables.

FIRST FLOOR

Gallery Landing

At the top of the stairs, your stunning Gallery Landing has quality oak and glass banisters and balustrades and a sumptuous, fitted carpet underfoot. Make a feature of this stunning space, plenty of daylight is being beamed in through the 'Velux' rooflight and oak doors lead off to all Bedrooms and family Bathroom.

Master Bedroom 5.73m x 4.22m (18' 10" x 13' 10")

Your Master features a carpet underfoot, a uPVC sealed unit double glazed window to rear Garden views, UFH and glazed and oak doors lead you to your Dressing Room and ...

Ensuite 3.26m x 1.00m (10' 8" x 3' 3") plus shower cubicle

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. A modern contemporary suite comprising of a shower cubicle, vanity wash hand basin and low level WC. A satin black heated towel rail radiator add to the classy look.

Dressing Room 3.13m x 3.17m (10' 3" x 10' 5")

A perfect 'walk-in wardrobe, complete with Velux roof light and an opening to your ...

Shoe Room 2.90m x 1.33m (9' 6" x 4' 4")

A whole room... just for your shoes. Imagine that.

Bedroom 2 5.22m x 3.80m (17' 2" x 12' 6")

Across the landing, Bedroom 2 features a uPVC sealed unit double glazed window to front aspect, Velux rooflight, fitted carpet and UFH.

Bedroom 3 3.80m x 3.68m (12' 6" x 12' 1")

Like Bedroom 2, this one also features a uPVC sealed unit double glazed window to front aspect, Velux rooflight, fitted carpet and UFH.

Family Bathroom 2.90m x 2.38m (9' 6" x 7' 10")

Your luxury Bathroom features a suite comprising of a panel bath, low level WC and pedestal sink. LVT flooring underfoot and Velux rooflight also feature.

OUTSIDE

Front Garden and Driveway

To the front, ample parking for several vehicles and your garden is raised and is a blank canvas for you to design yourself. Steps lead you up to your front door and gates to side access.

Rear garden

Fully enclosed by fence, your rear Garden is very private and is mainly laid to lawn. A patio is adjacent to your Bifolds and is perfectly places for sitting out, a barbecue or even a spot of alfresco dining.

Council Tax

Band C

SUMMARY

If you require plenty of luxurious living in a 'designer' style property in the seaside town of Gorleston with over 2,400 sq f of living, this is the one for you.

To view call us now.



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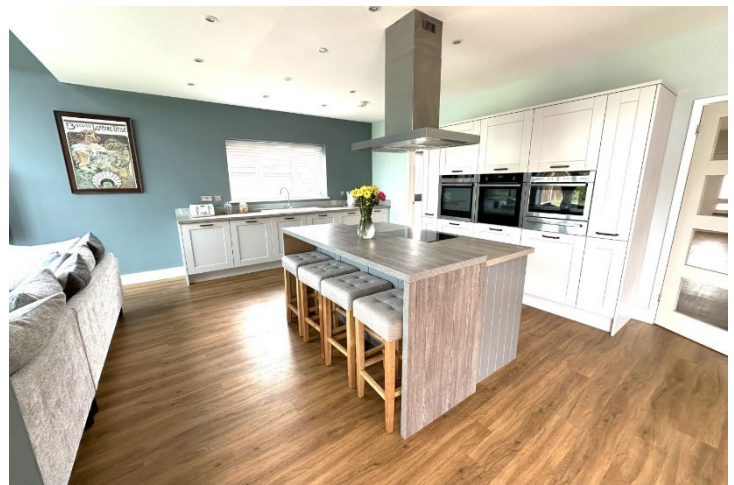
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Acro



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STUNNING EXECUTIVE FAMILY HOME IN GORLESTON

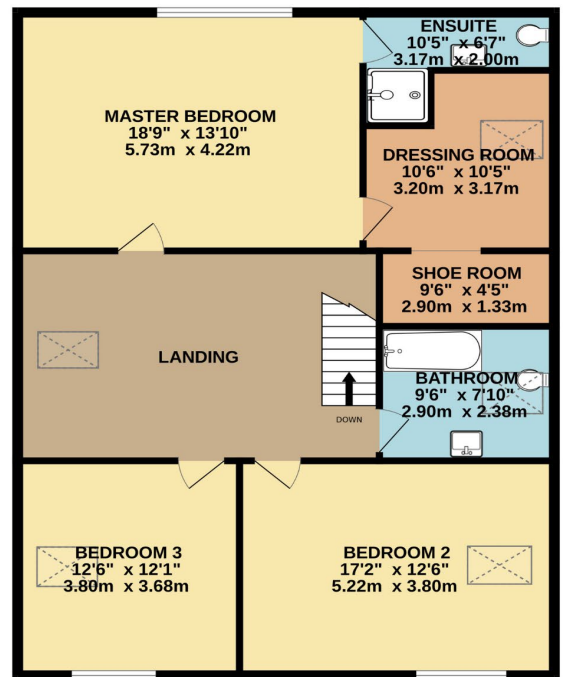
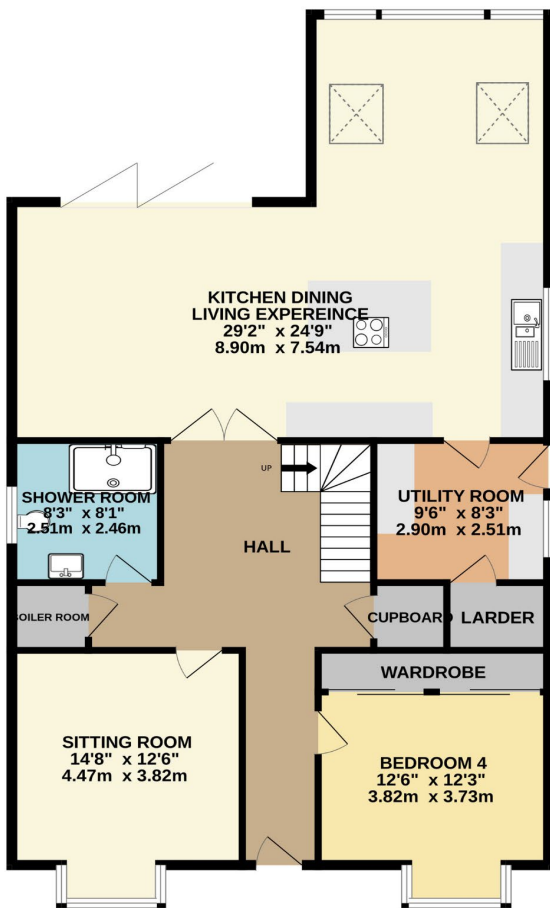
We are super proud to offer for sale this 'Showhome' presented detached family residence on Beccles Road. This property has been previously refurbished, and no expense has been spared on quality fixtures, fittings and features. Your accommodation comprises of a very imposing Hallway with Gallery Landing above, Sitting Room, Shower Room and Bedroom 4. Glazed double doors then open out into your fabulous Kitchen, Dining Living Experience. Upstairs your gallery Landing features doors leading of to your ensuite Master, Beds 3 and 4 plus your family Bathroom. All this with Under floor heating and quality floor coverings throughout.

OVER 2,400 OF LUXURIOUS LIVING

LOCATION AND AMENITIES

Situated in a sought-after Neighbourhood on the border of Gorleston and Bradwell, ideally located with easily accessible routes to Great Yarmouth, Lowestoft and surrounding areas. Good schools, public transport and the stunning Norfolk countryside right on your doorstep along with of course the glorious beaches of the East coast. Convenient for a range of amenities such as a Morrisons supermarket, Tesco Express, pharmacy and 5 minute drive to large retail outlets.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



266 BECCLES ROAD, GORLESTON

TOTAL FLOOR AREA: 2411 sq.ft. (224.0 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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