

Ivy House
Gorleston, Norfolk



Homes & Land Residential are delighted to offer this newly refurbished substantial period property in the heart of Gorleston-on-sea. The property floor space is approx 2,470 sqft and benefits from a private setting but close to local amenities. This property benefits from large double glazed sash windows, allowing natural light to flood into each room.



GROUND FLOOR

Entrance Hall

LVT flooring, radiator, doors leading to:

Boot Room *14' 1" x 5' 5" (4.3m x 1.65m)*

Two uPVC double glazed windows, Radiator, LVT flooring

Lounge *16' 6" x 14' 8" (5.03m x 4.48m)*

Four uPVC double glazed windows, Radiator, LVT flooring

WC

WC, wash hand basin, radiator, LVT flooring.

Office *10' 4" x 9' 0" (3.16m x 2.75m)*

uPVC double glazed window, Radiator, LVT flooring

Sitting Room *16' 6" x 14' 11" (5.03m x 4.55m)*

Two uPVC double glazed windows, double doors leading out to the rear garden, Radiator, LVT flooring

Kitchen/Dining Room *25' 11" x 10' 11" (7.89m x 3.32m)*

Large kitchen with range of base and wall mounted storage units with solid oak work surfaces, electric hob, extractor fan, electric double oven, integral fridge/freezer, double Belfast sink and dishwasher. **Three uPVC double glazed windows, Radiator, LVT flooring.**

Utility Room *9' 7" x 6' 11" (2.93m x 2.11m)*

Range of base units with laminate work surfaces, stainless steel sink with drainer and swan neck mixer tap, tiled splash back. uPVC double glazed window, double, LVT flooring, cupboard housing water tank and boiler.

FIRST FLOOR

Bedroom 3 *15' 0" x 10' 1" (4.56m x 3.08m)*

Two uPVC double glazed windows, Radiator, carpet flooring

En-suite

Fully tiled walls, wash hand basin with vanity unit, wc, heated towel rail, walk-in rainfall shower. Vinyl flooring.

FIRST FLOOR (CONT'D)

Bedroom 4 *11' 3" x 10' 5" (3.44m x 3.18m)*

uPVC double glazed window, Radiator, carpet flooring

Bedroom 2 *16' 6" x 14' 8" (5.02m x 4.48m)*

Three uPVC double glazed windows, Radiator, carpet flooring

Bathroom

Fully tiled walls, wash hand basin with vanity unit, wc, heated towel rail, walk-in rainfall shower, bath. Vinyl flooring.

Bedroom 5 *10' 11" x 10' 10" (3.34m x 3.3m)*

Two uPVC double glazed windows, Radiator, carpet flooring

Bedroom 1 *16' 6" x 14' 8" (5.02m x 4.47m)*

Four uPVC double glazed windows, Radiator, carpet flooring

En-suite

Fully tiled walls, wash hand basin with vanity unit, wc, heated towel rail, bath with rainfall shower. Vinyl flooring.

EXTERNALLY

Front Garden

Front garden laid to turf, fully enclosed.

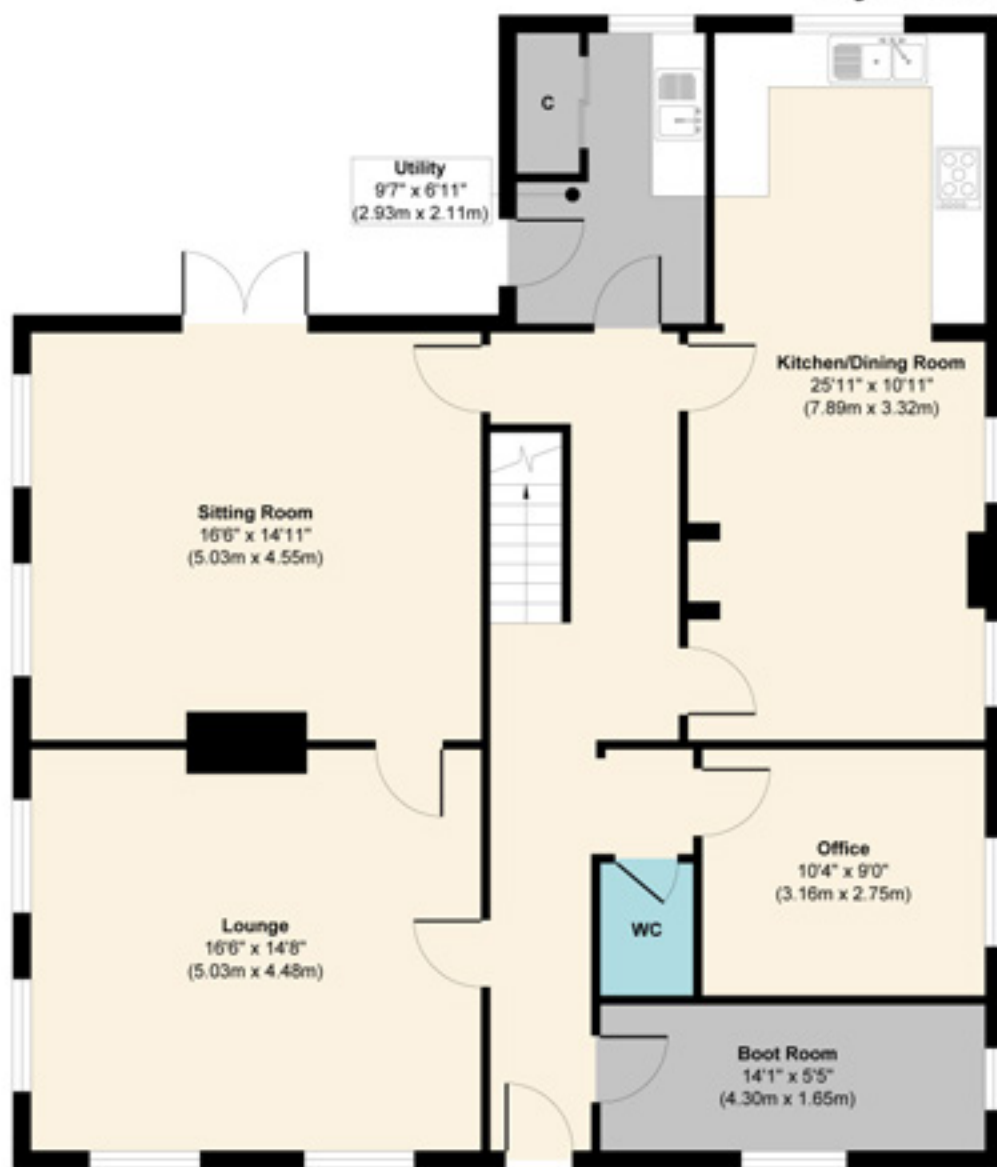
Rear Garden

Front garden laid to turf, fully enclosed.

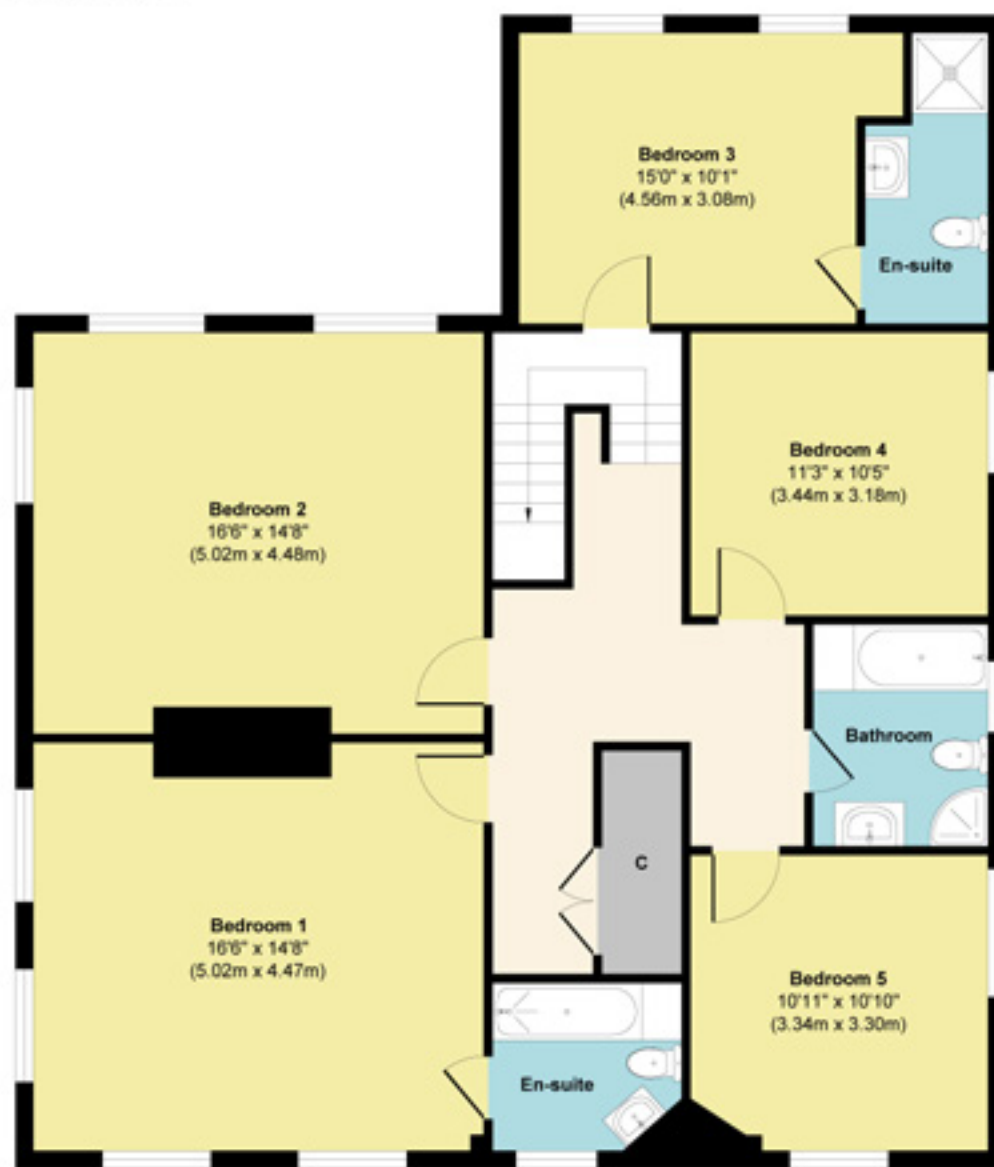
Driveway

Brick-weave drive way with space for multiple vehicles.

Ivy House, Gorleston



Ground Floor
Approximate Floor Area
1235 sq. ft
(114.80 sq. m)



First Floor
Approximate Floor Area
1235 sq. ft
(114.80 sq. m)



Approx. Gross Internal Floor Area 2470 sq. ft / 229.60 sq. m

Large kitchen/dining room with a range of base and wall mounted storage units with solid oak work surfaces, electric hob, extractor fan, electric double oven, integral fridge/freezer, double Belfast sink and dishwasher.



Originally constructed in 1903. Yarmouth Union operated a children's cottage homes site in Gorleston of which Ivy House is one of those original homes. Five double bedrooms, luxury bathrooms, large front and rear gardens, ample parking and period features in the heart of Gorleston, close to all local amenities and schools make this an idea family home.





AGENT NOTES

EPC Rating - TBC

SERVICES

Mains Electric

Mains Drainage

Gas Central Heating

CONTACT US

GORLESTON

78 High Street, Gorleston, Norfolk, NR31 6RQ

Tel: 01493 805888

Email: enquiries@homesandlandresidential.co.uk

Agents Note

Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition. Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.