



St. Benets Road, Gorleston Great Yarmouth NR31 7LY

welcome to

St. Benets Road, Gorleston Great Yarmouth

NEW TO MARKET A well presented 3 bedroom semi-detached house. Situated within the desirable coastal location of Gorleston-On-Sea.



Entrance Hall

Irregular Shaped Room x (x)

A welcoming entrance hall, comprising of DG uPVC door to front aspect, carpeted flooring, radiator, ceiling light, understairs storage cupboard, stairs to first floor landing and access to downstairs reception rooms

Lounge

13' 5" x 12' (4.09m x 3.66m)

A spacious living area, comprising of DG window to front aspect, coved ceiling, carpeted flooring, ceiling light, TV point, wall sockets & radiator

Kitchen

11' x 9' 9" (3.35m x 2.97m)

A well-appointed kitchen, with DG window to rear & single door to side aspect, giving access to rear garden. A range of wall and base units with complimentary roll top work surfaces over, 1.5 bowl stainless steel sink & drainer with mixer tap, plumbing for washing machine, space for under counter fridge & freezer, space for electric oven, laminate flooring, power points & ceiling light

Dining Room

9' 11" x 10' 1" (3.02m x 3.07m)

DG window to rear aspect, coved ceiling, carpeted flooring, wall sockets, ceiling light, storage cupboard & wall mounted electric fire

Landing

DG window to side aspect, ceiling light, carpeted flooring, loft hatch & access to bedrooms/W/C & bathroom

Bedroom One

11' 1" x 11' 11" (3.38m x 3.63m)

DG window to front aspect, radiator, coved ceiling, ceiling light, & carpeted flooring

Bedroom Two

11' 1" x 11' 10" (3.38m x 3.61m)

DG window to rear aspect, carpeted flooring, ceiling light, walls sockets, radiator & built in storage

cupboard

Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m)

DG window to front aspect, radiator, carpeted flooring, wall sockets & ceiling light

W/C

DG opaque window to side aspect, low level pedestal W/C, ceiling light & carpeted flooring

Bathroom

DG opaque window to rear aspect, wash hand basin & panelled bath with over head shower attachment

Rear Garden

A well presented fully enclosed rear garden, mostly laid to lawn with feature paved pathway to side. A separate patio area, perfect for those that enjoy alfresco dining and entertaining friends and family & brick built shed and separate storage cupboard for garden tools and equipment



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welcome to

St. Benets Road, Gorleston Great Yarmouth

- 3 Bedroom Semi-Detached Family Home
- Enviaible Location
- Sizable Reception Rooms
- Large Rear Garden with Ample Outdoor Storage
- Close to Amenities

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107486 - 0006

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