



Paget Crescent, Gorleston Great Yarmouth NR31 7RP

welcome to

Paget Crescent, Gorleston Great Yarmouth

NEW TO MARKET A modern well renovated 4/5-bedroom detached property. Located within the desirable coastal town of Gorleston-On-Sea, close to amenities & the Norfolk & Suffolk Broads



Entrance Hall

A spacious & welcoming entrance hall, with DG door to front aspect, wood laminate flooring, radiator, understairs storage cupboard, ceiling light, understairs W/C & carpeted stairs to first floor landing

Study

10' 1" x 6' 2" (3.07m x 1.88m)

DG window to front & side aspect, bespoke blinds, wood laminate flooring, radiator, wall sockets & ceiling light

Lounge

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

A perfect central gathering hub, for relaxing or entertaining.

2 x DG windows to front & uPVC French doors with access to conservatory, bespoke blinds, wood laminate flooring, 3 x radiators, ceiling light, wall sockets, TV point & feature electric fireplace & surround

W/C

Opaque DG window to side aspect, corner wash hand basin with mixer tap, vanity unit under & tiled splashback, W/C, ceiling light & wood laminate flooring

Dining Room

10' 1" x 9' 9" (3.07m x 2.97m)

DG window to side aspect, bespoke blinds, radiator, wood laminate flooring, ceiling light & wall sockets

Kitchen

12' 10" x 14' 2" (3.91m x 4.32m)

A modern & well-appointed kitchen, with DG windows, bespoke blinds. A range of wall and base units & complimentary marble effect work surfaces over, built in double oven/gas hob & extractor over, 1.5 bowl composite sink & drainer with chrome twin handle flexi spray, space for free standing fridge/freezer, tiled effect vinyl flooring, partially tiled walls, power points & arch way with access to:

Utility Room

5' 1" x 5' (1.55m x 1.52m)

DG uPVC single door to rear aspect, wall & base units with countertop, plumbing for washing machine & dishwasher, tiled effect vinyl flooring & wall mounted boiler

First Floor Landing

2x DG windows to rear aspect, bespoke blinds, carpeted flooring, cupboard housing water tank & loft access

Bedroom One

16' 3" x 10' 11" (4.95m x 3.33m)

2x DG windows to side & 1x window to front aspect, built in wardrobe/cupboard, radiator, ceiling light, wall sockets, wood laminate flooring & door to:

En-Suite

A modern suite comprising opaque DG window to front aspect, wash hand basin with vanity under, shower cubicle with glass sliding door, W/C, wood laminate flooring & radiator

Bedroom Two

8' 5" x 12' 3" (2.57m x 3.73m)

DG window & skylight to side aspect, carpeted flooring, radiator, ceiling light, wall sockets & storage cupboard

Bedroom Three

13' 3" x 8' 9" (4.04m x 2.67m)

DG window to front aspect, carpeted flooring, radiator, ceiling light, wall sockets & built in storage cupboard

Family Bathroom

Opaque DG window to rear aspect, W/C, wash hand basin, panelled bath with shower over, wood laminate flooring

Bedroom Four

13' 3" x 6' 2" (4.04m x 1.88m)

DG window to front aspect, carpeted flooring. wall

sockets, radiator & ceiling light

Conservatory

11' 3" x 8' 10" (3.43m x 2.69m)

uPVC & brick-built conservatory, with glass roof & wrap around windows, tiled effect vinyl flooring, fan ceiling light & uPVC French doors giving access to rear garden

Rear Garden

Fully enclosed rear garden with timber fencing & block post surround, mostly laid with shingle, small patio area, perfect for outdoor dining, steppingstone pathway & door giving access into double garage

Front Exterior

Aesthetically pleasing front exterior, with cast iron fence boundary & a well maintained lawn to side, a large, gravelled driveway for off road parking for ample vehicles, double garage & gated access to the rear of the property

Agent Note

Fridge-Freezer, washing machine and dishwasher are included in the sale.



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welcome to

Paget Crescent, Gorleston Great Yarmouth

- Fantastic 4/5 Bedroom Family Home
- **CHAIN FREE**
- Double Glazing & Gas Central Heating
- Close to Amenities/ Gorleston's Beach & James Paget Hospital
- Double Garage & off-Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107525 - 0007

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