









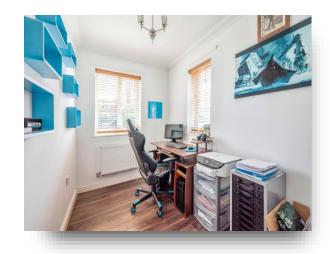
welcome to

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:

Utlity 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.





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

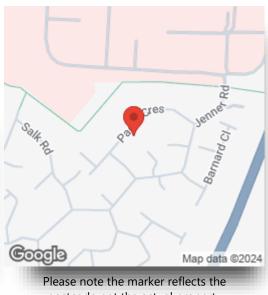
offers in excess of

£400,000









postcode not the actual property

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Property Ref: WEA107525 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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