



Yallop Avenue, Gorleston Great Yarmouth NR31 6HA

welcome to

Yallop Avenue, Gorleston Great Yarmouth

Exceptional Family home, combines modern amenities with spacious living areas, perfect for any growing family. Don't miss the opportunity to make this stunning property your forever home!

Landing

Wood and glazed panelled staircase, one way DG window to front aspect, carpeted flooring, double doors to storage/airing cupboard & ceiling light

Master Bedroom

19' 7" x 13' 2" (5.97m x 4.01m)

DG window to rear and side aspect, carpeted flooring, 2x ceiling lights, radiator, fully fitted wardrobes and draws and wall sockets

Bedroom Two

12' 11" x 12' 4" (3.94m x 3.76m)

Large DG window to front aspect, with views of the sea. Carpeted flooring, radiator, wall sockets and ceiling light

Bedroom Three

11' 2" x 10' (3.40m x 3.05m)

DG window to rear aspect, carpeted flooring, wall sockets, ceiling light and radiator

Bedroom Four

9' 10" x 7' 8" (3.00m x 2.34m)

DG window to side aspect, carpeted flooring, ceiling light, radiator, built in wardrobes and wall sockets

Bathroom

A spacious and modern bathroom suite, with DG opaque window to rear aspect, built in louvre storage cupboard, panelled bath with shower attachment & mixer tap, hand wash basin set into vanity unit with mixer tap and integral towel rail, low level w/c, wood effect vinyl flooring, heated towel rail, shower cubicle with wall mounted shower and tiled splashback, ceiling light and partially tiled walls

Bedroom Five

7' x 6' 4" (2.13m x 1.93m)

DG window to side aspect, radiator, carpeted flooring, ceiling light, wall sockets and built in storage

Rear Garden

An expansive fully enclosed South facing rear garden, with sturdy timber and brick post fence surround that provides added privacy. A large well maintained lawn with mature trees and hedgerows at its boundaries. A separate patio and decking area, provides a perfect spot for alfresco dining and entertaining friends and family

Front Exterior

Aesthetically pleasing front exterior, with large brick weave driveway leading to a double garage with up and over door

Outside Front Porch Entrance Hall

A welcoming entrance hall, carpeted flooring, radiator, ceiling light, understairs storage cupboard & stairs to first floor landing & door to..

Shower Room

Opaque DG window to side aspect, wash hand basin, low level W/C, shower cubicle with wall mounted shower attachment & tiled splashback, vinyl flooring

Study

10' 2" x 5' (3.10m x 1.52m)

Full length DG window overlooking rear lobby, radiator & carpeted flooring



Lounge

23' x 15' 6" (7.01m x 4.72m)

DG windows to front & side aspect, carpeted flooring, 1x single radiator & 1x double radiator, wall mounted & ceiling lights, gas feature fireplace with surround

Dining Room

18' 1" x 13' 4" (5.51m x 4.06m)

DG window to rear aspect, radiator, wall mounted & ceiling lights, carpeted flooring & sliding doors to conservatory

Rear Lobby

Doors to conservatory & kitchen, carpeted flooring & radiator

Kitchen

19' 8" x 11' 11" (5.99m x 3.63m)

A modern and well-appointed kitchen, with DG window to rear aspect, overlooking conservatory and rear garden. A range of white gloss wall and base units with complimentary roll top marble effect work surfaces over, sink with mixer tap, integrated fridge/freezer & dishwasher, built in electric oven and hob with extractor over, breakfast bar, radiator, power points, wood effect grey vinyl flooring and doors giving access to utility & entrance hall

Utility Room

17' 1" x 5' 10" (5.21m x 1.78m)

uPVC door giving access to front & door to conservatory, uPVC window overlooking conservatory. A range of white gloss wall and base units and complimentary worktops, space and plumbing for washing machine and tumble dryer, sink with mixer tap, ceiling light, power points, wood effect vinyl flooring and wall mounted combi boiler

Conservatory

25' 9" x 14' 1" (7.85m x 4.29m)

uPVC & brick-built conservatory with wrap around windows overlooking rear garden, vaulted glass roof, 2x ceiling fan lights, 2x radiators, laminate flooring & single door giving access to garden

Living Room Two

15' 4" x 18' 9" (4.67m x 5.71m)

Large double sliding patio doors, that opens onto decking area. Carpeted flooring, spotlights, wall sockets, electric heater & double radiator

First Floor



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welcome to

Yallop Avenue, Gorleston Great Yarmouth

- Stunning 5 Bedroom Detached Family Home
- CHAIN FREE
- Stones throw from Gorleston beach
- Double Garage and Driveway
- Envious Location

Tenure: Freehold EPC Rating: C

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107622 - 0004

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