

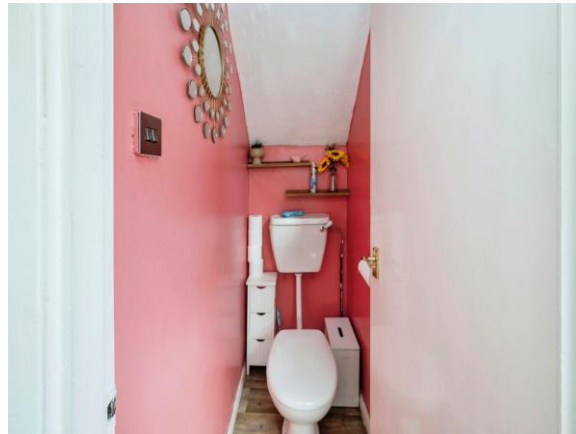


Christchurch Road, Gorleston Great Yarmouth NR31 7LA

welcome to

Christchurch Road, Gorleston Great Yarmouth

A well presented 3 bedroom family home, situated within an enviable location



Entrance Hall

A welcoming entrance hall, with DG uPVC door to front & window to side aspect, wood effect laminate flooring, ceiling light, radiator, space for understairs storage and carpeted stairs to first floor

Lounge

12' 11" x 12' (3.94m x 3.66m)

A perfect central hub to relax as a family, with DG window to front aspect, carpeted flooring, ceiling light, wall sockets, coved ceiling, TV point and feature brick built fireplace and electric fire

Kitchen

15' 11" x 8' 11" (4.85m x 2.72m)

A modern and well-appointed kitchen, with DG window and French doors to rear & single uPVC door to side aspect, both giving access to garden. A range of wall and base units with complimentary wood effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, built in electric oven/hob and extractor over, space for free standing fridge/freezer, 2 x ceiling lights, power points, wood effect laminate flooring and partially tiled walls

Cloakroom

W/C and wood effect laminate flooring

First Floor Landing

DG window to side aspect, carpeted flooring, radiator, ceiling light and access to bedrooms and family bathroom

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

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

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

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

Bathroom

Opaque DG window to rear aspect, panelled bath with wall mounted thermostatic shower over, W/C, wash hand basin, ceiling light, fully tiled walls and vinyl flooring

Bedroom Three

8' 6" x 8' 4" (2.59m x 2.54m)

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

Rear Garden

A large, fully enclosed and well maintained garden, with gated access to the front of the property. The garden is surrounded by a sturdy timber fencing boundary and planted with mature trees for added privacy. A large lawn lies at the heart of the garden with a small paved path and adjacent is a separate patio area, perfect for outdoor dining and entertaining. A green house and storage shed provides added convenience

Front Exterior

The front offers a large driveway for off road parking, gated access to the rear off the property & a lawned area to side with a small path that gives access to entrance door



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welcome to

Christchurch Road, Gorleston Great Yarmouth

- 3 Bedroom Semi-Detached Family Home
- Double Glazing & Gas Central Heating
- Large Well presented rear Garden
- Driveway
- Downstairs W/C

Tenure: Freehold EPC Rating: E

fixed price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107577 - 0002

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