



Duke Road, Gorleston Great Yarmouth NR31 6LL

welcome to

Duke Road, Gorleston Great Yarmouth

Ideal first time/investment purchase, a must view property! Situated within an enviable location



Dining Room

10' 11" x 11' 2" (3.33m x 3.40m)

uPVC DG window and door to front aspect, ceiling light with ceiling rose, radiator, wall sockets, laminate flooring and decorative fire place with tiled hearth and metal surround

Lobby

Open archway with access to lounge, laminate flooring, ceiling light and under stair storage and shelving

Lounge

11' 1" x 10' 11" (3.38m x 3.33m)

A perfect central gathering hub to relax as a family with uPVC window to rear aspect, laminate flooring, radiator, ceiling light, wall sockets, carpeted stairs to first floor landing and open archway with access to kitchen

Kitchen

A modern and well-appointed kitchen with DG window to side aspect. A range of wall and base units with complimentary worksurfaces over, built in Zanussi oven and grill, electric hob and stainless steel extractor over, power points, ceiling spot lights, laminate flooring, inset speakers to the ceiling, 1 bowl stainless steel sink and drainer with mixer tap, inset for free standing fridge/freezer, partially tiled walls, kickboard lighting, cupboard housing Baxi combination boiler (installed in 2022) and archway leading to

Rear Lobby

uPVC door leading to rear garden, laminate flooring, large shelved storage cupboard and ceiling light

Utility Room

6' x 8' 4" (1.83m x 2.54m)

uPVC window to rear aspect, laminate flooring, plumbing for washing machine, ceiling light, wall sockets, stainless steel 1 bowl sink with mixer tap and wall and base units

W/C

Opaque DG window to side aspect, radiator, low level WC, ceiling light, extractor fan and laminate flooring.

First Floor Landing

Carpeted stairs and landing ceiling light

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

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

Bedroom Two

11' 2" x 10' 11" (3.40m x 3.33m)

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

Bedroom Three

9' 3" x 9' 1" (2.82m x 2.77m)

DG window to side aspect, carpeted flooring, ceiling light, wall sockets and door to

Family Bathroom

opaque DG window to rear aspect, shower cubicle with wall mounted shower attachment, pedestal wash basin, low level WC, panelled bath with shower over, laminate flooring, radiator and ceiling light

Rear Garden

A thoughtfully designed & fully enclosed rear garden, The boundary is defined by a sturdy timber fence, which ensures added privacy, At the heart of the garden is a lawned area with boarded shingled areas to either side, planted with mature trees and potted plants and a separate paved patio, making it the perfect spot for outdoor seating and enjoying the surroundings. gated access to the rear of property, a timber storage shed & cold water tap

Agents Notes

Damp work to gable end 2024, newly fitted kitchen 2011 and all new double glazing and pvc doors fitted

2022.



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Duke Road, Gorleston Great Yarmouth

- 3 Bedroom End-Terrace Family Home
- Utility Room & Downstairs W/C
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA106930 - 0005

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