



Lowestoft Road, Gorleston Great Yarmouth NR31 6SQ

welcome to

Lowestoft Road, 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!



Entrance Hall

A welcoming entrance hall, comprising of uPVC door to front aspect, tiled flooring, ceiling light, radiator and carpeted stairs to first floor landing

Lounge

9' 9" x 9' 11" (2.97m x 3.02m)

A perfect central gathering hub, to relax as a family, with DG bay fronted window, LVT flooring, wall sockets, TV point, radiator, wall lights and feature brick-built fireplace with cast iron open fire

Dining Room

9' 11" x 13' 5" (3.02m x 4.09m)

DG Bay windows to side and uPVC French doors giving access to rear garden, LVT flooring, radiator and pendant ceiling light

Kitchen

5' 8" x 16' (1.73m x 4.88m)

A modern & well-appointed kitchen, with DG window to rear & side and uPVC single door to side aspect. A range of wall and base units with complimentary wood effect worksurfaces over, Integrated electric oven, gas hob and extractor over and stainless steel splashback, plumbing for washing machine, integrated fridge/freezer, sink and drainer with mixer tap, radiator, tiled flooring, ceiling spot lights, wall sockets, small built in breakfast bar and corner storage unit

Landing

Carpeted flooring, ceiling light, built in over stairs storage cupboard and doors giving access to bedrooms 1,2 and 3 and family bathroom

Bedroom One

9' 10" x 12' 6" (3.00m x 3.81m)

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

Bedroom Two

9' 10" x 12' 11" (3.00m x 3.94m)

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

Bedroom Three

5' 9" x 7' 4" (1.75m x 2.24m)

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

Family Bathroom

A modern three-piece suite with opaque DG window to rear aspect, panelled bath with overhead electric shower, pedestal wash hand basin with mixer tap, W.C, vinyl flooring, cupboard housing boiler and ceiling spotlights

Rear Garden

A Fully enclosed garden to rear. The boundary is defined by a sturdy timber and brick post fence, which ensures added privacy, At the heart of the garden is a lawned area and a separate raised decking area making it the perfect spot for outdoor seating and enjoying the surroundings. A timber storage shed for outdoor garden tools and added convenience. And gated access to the front of the property

Front Exterior

An aesthetically pleasing front exterior, with paved pathway leading to an arched entrance. Two well maintained lawned areas to side gated access to the rear of the property



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welcome to

Lowestoft Road, Gorleston Great Yarmouth

- 3 Bedroom Semi-Detached Family Home
- Enviably Coastal Location
- Front & Rear Garden
- Double Glazing and Gas Central Heating
- Immaculately Presented Throughout with Modern & Contemporary Touches

Tenure: Freehold EPC Rating: E

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107646 - 0003

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