









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!

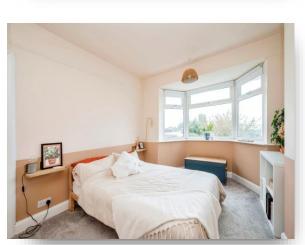












Entrance Hall

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" ($1.75\,m$ x $2.24\,m$) 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





welcome to

Lowestoft Road, Gorleston Great Yarmouth

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

Tenure: Freehold EPC Rating: E

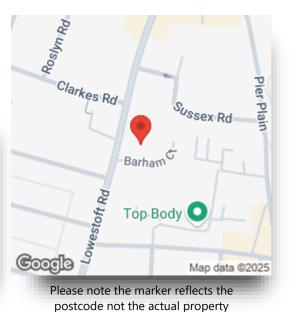
offers in excess of

£220,000









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Property Ref: WEA107646 - 0005 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 guidance 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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