



**Lowestoft Road, Gorleston Great Yarmouth NR31 6JW**



**welcome to**

**Lowestoft Road, Gorleston Great Yarmouth**

**\*NEW TO MARKET\*** A exquisite 6 bedroom detached property, offers a perfect blend of luxury and comfort, ideal for a growing family. No expenses spared by the current owners and benefits from free flowing accommodation throughout. Located within the desirable location of Gorleston-On-Sea



## Hallway

A welcoming hallway, with DG uPVC and glazed door to rear aspect, ceiling spot lights, radiator, carpeted flooring and carpeted stairs to first floor gallery landing

## Entrance Hall

Entrance/Enter from a contemporary modern graphite grey steal door, that leads into a large hallway, kitchen and then Dining room, all open planned. Extremely high-quality set with Scandinavian brushed and oiled solid real wood flooring with matching Oak architrave's and skirting boards that sweeps you into the kitchen and beyond to the dining room. The property has ample natural light throughout with large windows and various different sizes of designer radiators dotted conveniently around. All ground floor rooms lookout onto your private gardens. Placed around the home ample modern stainless steel brushed electric points with USB functions and TV points. Units in entrance are fitted that lead on or from the kitchen with matching tops.

## Kitchen/Diner

15' 3" x 30' 6" ( 4.65m x 9.30m )  
DG window to front aspect. High quality and contemporary bespoke built in units, finished in a high gloss cream. The main feature being the rounded centre island comprising of a Neff Flex-induction 5 zone hob complemented with a touch technology downdraft hood both electric. Undermount 2 bowl sink, with instant hot water tap, undercounter wine cooler, integrated dishwasher. Finished off with bright ultimate exotic solid granite worktop.  
The kitchen comprises of a full range of Neff appliances two Multifunction pyrolytic oven slide and hide with matching range microwave and plate warmer all electrical.  
Concealed Integrated separate full standing fridge and freezer with ice machine.  
With further granite worktops with matching splash

backs in granite.

The plinths have remote sensor timed LCD lighting. Access to garden through dinner patio sliding doors, allowing the cool sea breeze in on those long warm summer days or easy access to the patio BBQ area. These 3 large rooms have modern crystal lighting that too can be set on different mood settings and dimmed. Finally finished off with bespoke decorative large plastered fluted cornice.

Dining Room - DG uPVC French doors to front aspect, TV point, wall sockets, vertical radiator, chandelier ceiling light, solid oak flooring, smooth plastered ceiling and double doors to..

## Lounge

19' 5" x 15' 7" ( 5.92m x 4.75m )  
A perfect central gathering hub, to relax as a family, comprising of 10ft DG Bay window rear and side aspect, allowing views into the garden, carpeted flooring, TV point, coved ceiling, wall sockets, smooth plastered ceiling, radiator, chandelier ceiling light, The main feature is the log effect balanced flue BFM da Vinci gas fire with Auto /manual modes from remote handset giving day/night temperatures or timer mode with programmable settings. All is set in owners personal designed surround mantelpiece made from solid luxury light streaked granite,

## Studio/Office/Bedroom Six

17' 5" x 9' 10" ( 5.31m x 3.00m )  
Accessed via front hall, this Large living or working space is ideal for the homeworker fitted with side glass panels and double sliding doors giving access to patio area, garden and garage. Smaller window to side, carpeted flooring, radiator and TV point. All matching the modern style of the home.

## Utliy Room And W.C

14' 6" x 7' 8" ( 4.42m x 2.34m )  
Measurements for both Utility Room and W/C

Utility Room - Spacious utility room, with DG window to rear aspect, a range of wall and base units and complimentary Zimbabwe black granite worksurfaces

over, plumbing for washing machine and tumble dryer, inset 1.5 bowl sink and drainer with mixer tap, tiled flooring, ceiling light, wall sockets and radiator. The main alarm system is housed here with alarm keypad located at side of front door for easy access with smart key fob and panic alert functions.

Separate W.C - DG opaque window to rear aspect, built in combination unit W.C and wash hand basin with under storage cupboard and draws with granite worksurface over, radiator, tiled flooring, ceiling light, partially tiled walls. Outside is a side area for coats with shelved units for shoe storage

## Downstairs Shower Room

Designed for ease of access with 2 x DG opaque windows to front aspect, low level W/C and wash hand basin, corner shower cubicle with thermostatic rainfall shower and hand attachment, built in storage corner cabinet, vertical radiator, heated towel radiator, tiled flooring, partially tiled walls, extractor fan and ceiling spot lights

## First Floor Landing

Beautiful gallery landing with large DG window to rear and uPVC door with access to ornate balcony, with views of the garden, feature chandelier, carpeted flooring, vertical radiator, ceiling light, wall sockets and doors to first floor bedrooms and master bathroom

## Master Bedroom

18' 3" x 11' 10" ( 5.56m x 3.61m )  
DG window to front aspect, built wardrobes and chest of draws, radiator, TV point, carpeted flooring, chandelier ceiling light and wall sockets

## Bedroom Two

13' 5" x 15' 7" ( 4.09m x 4.75m )  
DG window to rear aspect, large built in wardrobes with LED lighting, carpeted flooring, wall sockets, radiator and ceiling light

## Bedroom Three



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## **Lowestoft Road, Gorleston Great Yarmouth**

- Exquisite 6 Bedroom Detached Family Home
- Gallery Landing & Balcony
- Large Double Garage and Driveway
- Expansive Front and Rear Garden
- Beautifully Presented Throughout and High Spec Finishes

Tenure: Freehold EPC Rating: C

# £675,000



Please note the marker reflects the postcode not the actual property

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