



Magdalen Way, Gorleston Great Yarmouth NR31 7DB

welcome to

Magdalen Way, Gorleston Great Yarmouth

A well presented 3 bedroom mid-terraced house, ideally situated within the desirable coastal town location of Gorleston-On-Sea, just a short drive to nearby highstreet amenities and Gorleston's beach,



Entrance Hall

uPVC DG door to front and DG windows to front and sides aspect. wood laminate flooring, carpeted stairs to first floor landing, ceiling light, radiator, coved and artex ceiling, under stairs storage cupboard

Lounge

10' 8" x 20' 3" (3.25m x 6.17m)

A welcoming living area, comprising of DG Bay window to front aspect, wood laminate flooring, TV point, wall sockets, coved ceiling, electric coal effect fire with wooden surround and mantel, wood effect insert and hearth, radiator, ceiling light, artex ceiling and uPVC DG doors to..

Conservatory

10' 4" x 12' 7" (3.15m x 3.84m)

uPVC and brick built conservatory, with DG wrap around windows and uPVC door to rear aspect. wood laminate flooring, TV point, wall sockets and lighting

Kitchen

13' 1" x 10' 8" (3.99m x 3.25m)

A modern kitchen with DG window and single door to rear aspect, with access to garden. A range of black high gloss wall and base units, with complimentary worktops over, built in electric oven, gas hob and canopied stainless steel and glass extractor over, 1.5 bowl composite sink and drainer with mixer tap, plumbing for dishwasher/washing machine and tumble dryer, space for free standing fridge/freezer, strip ceiling light, artex and coved ceiling, tiled flooring and power points

First Floor Landing

uPVC DG window to front aspect, above stairs storage cupboard, access to loft and coved and artex ceiling

Bedroom One

9' 5" x 11' 1" (2.87m x 3.38m)

uPVC DG windows to rear aspect, radiator, ceiling light, coved and artex ceiling, wall sockets and carpeted flooring

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

uPVC DG window to rear aspect, carpeted flooring, radiator, wall sockets, coved and artex ceiling, ceiling light and wall sockets

Family Bathroom

uPVC DG opaque window to rear aspect, wash hand basin with mixer tap, bath with over head shower attachment, radiator, fitted cupboard, wood effect laminate flooring, coved and artex ceiling, partially tiled walls

W/C

uPVC DG opaque window to front aspect, low level WC, tiled flooring, ceiling light, coved and artex ceiling

Bedroom Three

10' 8" x 5' 9" (3.25m x 1.75m)

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

Rear Garden

A fully enclosed landscaped garden, with a timber and brick post boundary for added privacy, this well presented garden offers a patio area, perfect for entertaining or enjoying the surroundings. Adjacent is a lawned area, laid with astro turf, with outdoor seating and borders to side, planted with mature trees and shrubs. A separate large paved patio with potted plants and a small path leads you towards the rear of the garden, where you find two practical storage sheds and a further brick-built outbuilding for additional storage options.

Front Exterior

Double iron gates and low level brick built wall, lead you to a concrete driveway, allowing for off road secure parking, An artificial lawn and boarded area planted with mature trees and shrubs.



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welcome to

Magdalen Way, Gorleston Great Yarmouth

- Three Bedroom Family Home
- Double Glazing & Gas Central Heating
- Stunning Landscaped Garden
- Enviably Location, Close to Amenities
- Conservatory

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107719 - 0018

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