



**Beach Road, Gorleston Great Yarmouth NR31 6BH**



**welcome to**

**Beach 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 Porch

Double uPVC double glazed doors and opaque windows to front aspect, with opening to..

### Entrance Hall

A welcoming entrance hall, comprising off tiled flooring, inset ceiling spotlights, radiator, coved ceiling and doors allowing access to reception rooms

### Lounge

11' 10" x 15' 10" ( 3.61m x 4.83m )

A perfect central gathering hub to relax as a family, with double glazed window to front aspect. Carpeted flooring, inset ceiling spotlights, coved ceiling, wall sockets, TV point, radiator, and feature electric castleton fireplace

### Kitchen

13' 7" x 8' 11" ( 4.14m x 2.72m )

A modern, well-appointed kitchen, with 2 x double glazed windows to rear aspect. A range off white gloss wall and base units with complimentary marble effect worksurfaces over, integrated double electric oven, induction hob and extractor over, plumbing for washing machine and dishwasher, space for freestanding American style fridge/freezer, 1.5 bowl composite sink and drainer with mixer tap, wood effect laminate flooring, inset ceiling spotlights, coved ceiling, power points, neutral white under cabinet lighting, perspex acrylic splasback, and panelled door with access to...

### Conservatory

11' 2" x 8' 7" ( 3.40m x 2.62m )

uPVC double glazed conservatory, with wrap around windows and double patio doors giving access to rear garden, pendant ceiling light, wall sockets and carpeted flooring

### Master Bedroom

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double glazed window to front aspect, ceiling light, wall sockets, radiator, carpeted flooring, and coved ceiling

### Bedroom Two

11' x 8' 10" ( 3.35m x 2.69m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator and wall sockets

### Bathroom

Modern bathroom suite, with opaque double glazed window to rear aspect, panelled bath with overhead thermostatic chrome rainfall shower and hand rinser, combination unit with wash hand basin and W/C with built in storage cupboard, tiled flooring, fully tiled walls, extractor fan, inset ceiling spotlights

### Rear Garden

The enclosed rear garden features a charming boundary defined by study timber and brick post fencing, ensuring both privacy and a sense of security. The ground is predominantly paved, creating a practical surface that is perfect for outdoor gatherings. To one side, a long raised border adds a touch of greenery, filled with an array of vibrant shrubs. Adjacent to this garden feature, a small area of AstroTurf offers a soft, inviting space for relaxation or play, providing easy upkeep.

### Front Exterior

Aesthetically pleasing front exterior, with low level brick built wall and gated access, that leads you down a paved pathway with direct access to the front entrance. On either side of the pathway, you'll find two Astro Turf lawned areas, bordered by neat pebbled edging. Flanking the lawned areas are two raised borders, each planted with mature trees. A convenient storage shed, offering space for tools and gardening equipment. To the side of the garden, theres a driveway that provides secure off-road parking. Additionally, a gate gives access to the rear of the property.



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## **Beach Road, Gorleston Great Yarmouth**

- 2 Bedroom Detached Bungalow
- Double Glazing and Gas Central Heating
- Immaculately Presented Throughout with Modern and Contemporary Touches
- Well Presented Front and Rear Garden
- Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA107779 - 0016

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