



Elm Avenue, Gorleston Great Yarmouth NR31 7PL

welcome to

Elm Avenue, Gorleston Great Yarmouth

A charming two-bedroom end-terraced property. Situated within the desirable coastal location of Gorleston-On-Sea.



Entrance Hall

uPVC double glazed door to front aspect, carpeted stairs to first floor landing, and door allowing access into...

Lounge

13' x 11' (3.96m x 3.35m)

A welcoming living area, with double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, TV point, radiator, and feature electric fireplace with brick built surround and tiled hearth

Kitchen

11' 11" x 9' 11" (3.63m x 3.02m)

2 x Double glazed windows to rear aspect, wooden wall and base units, with complimentary granite worksurfaces over, space and plumbing for washing machine and tumble dryer, composite sink and drainer with mixer taps, 2 x built in storage cupboards, space for free standing fridge/freezer, space for electric oven and hob, vinyl flooring, power points, partially tiled walls, ceiling light, and door with access to W/C and rear garden

Downstairs Cloakroom

2' 5" x 6' 2" (0.74m x 1.88m)

Double glazed opaque window to rear aspect, WC, and ceiling light

First Floor Accommodation

Doors with access to Master bedroom, bedroom Two and family bathroom

Master Bedroom

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, and 2 x built in storage cupboards

Bedroom Two

9' 11" x 8' 3" (3.02m x 2.51m)

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

Family Bathroom

6' 10" x 7' 5" (2.08m x 2.26m)

Double glazed opaque window to rear aspect, panelled bath with mixer taps and shower attachment, wash hand basin with tiled splashback, low level W/C, vinyl flooring, extractor fan and ceiling light

Rear Garden

The rear garden is a beautifully spacious and enclosed area, defined by a sturdy brick wall and timber fencing that ensures added privacy. At the heart of the garden lies a large paved patio area, perfect for outdoor dining and entertaining, ideal for summer barbecues and family gatherings. From the patio, steps lead gracefully down to a generous lawned area, which is bordered by a collection of mature trees. Gated access allows for easy exit and entry, leading to the front of the property, where you will find a paved driveway for secure off road parking

Location

Gorleston-On-Sea is a friendly seaside town, with a wide curving sandy beach stretching into the distance below cliff gardens and a grand promenade, local high street shops, restaurants, public houses and James Paget Hospital are also easily accessible and the Norfolk and Suffolk Broads are also just a short drive away and direct train links are available from Great Yarmouth into the Cathedral City of Norwich.



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Elm Avenue, Gorleston Great Yarmouth

- Charming Two Bedroom End-Terraced House
- Enviably Coastal Location
- Spacious, Fully Enclosed, Well Presented Rear Garden
- Gas Central Heating & Double Glazing
- Off Road Parking to Front

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: A

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107859 - 0002

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