



**Brasenose Avenue, Gorleston Great Yarmouth NR31 7EL**

**welcome to**

**Brasenose Avenue, Gorleston Great Yarmouth**

Where coastal living meets convenience. William H Brown are delighted to present to you this Exceptional 2 bed end-terraced property, renovated to a high standard throughout. This stunning family home is situated within the desirable location of Gorleston-On-Sea





### Entrance Hall

11' 7" x 5' 6" ( 3.53m x 1.68m )

A welcoming and spacious entrance hall, comprising of double glazed uPVC door to front aspect. Wood laminate flooring, radiator, ceiling light, carpeted stairs to first floor landing, empty space understairs could be transformed into a built in cupboard to maximize storage or functional home office. Doors allow access to ground floor reception rooms

### Lounge

10' x 9' 4" ( 3.05m x 2.84m )

A perfect central gathering hub, to relax as a family, with double glazed window to front aspect, Carpeted flooring, wall and ceiling lights, TV point, wall sockets, and radiator

### Kitchen/Diner

10' 3" x 16' ( 3.12m x 4.88m )

A newly fitted open plan, modern and well-appointed kitchen/diner, with double glazed uPVC patio doors, opening out into rear garden. A range of white gloss, soft close wall and base units with complimentary wood laminate worksurfaces over, built in electric oven, hob and stainless steel and glass canopied extractor over, space for free standing fridge/freezer, 1 bowl stainless steel sink and drainer with mixer taps, power points, breakfast bar with feature wooden cladding, coved ceiling, wood laminate flooring, fitted shelving, radiator, and door opening into...

### Utility Room

6' 1" x 5' ( 1.85m x 1.52m )

uPVC double glazed door to side aspect, opening into rear garden. Wood laminate worktop with space and plumbing for washing machine and tumble dryer under, wood effect Herringbone style flooring, radiator, wall sockets and wall mounted boiler

### First Floor Accommodation Landing

Carpeted flooring, radiator, ceiling light, loft access, and doors allowing access to first floor bedrooms and family bathroom

### Master Bedroom

13' 5" x 8' 11" ( 4.09m x 2.72m )

Double glazed window to front aspect, carpeted flooring, ceiling light, radiator, wall sockets and Two built in storage cupboards with shelving

### Bedroom Two

9' 10" x 10' 3" ( 3.00m x 3.12m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator, and built in double wardrobe with shelving

### Family Shower Room

5' 5" x 6' 2" ( 1.65m x 1.88m )

A modern 3-piece suite with opaque double glazed window to rear aspect, left hand design, curved white hand bathroom vanity unit and glass basin with W/C, large walk in shower cubicle, with electric shower and chrome thermostatic attachment, heated towel radiator, decorative vinyl flooring, ceiling light, extractor fan and partial white gloss sparkle ply, waterproof bathroom panels

### Rear Garden

A generously sized rear garden, fully enclosed by a robust timber and brick post fence and brick wall boundary, providing added privacy. A paved patio area serves an ideal spot for outdoor dining and enjoying the surroundings. Adjacent to the patio is a lawned area, and a paved pathway to side leads you to gated access to the rear and a further gate leading to front, providing easy exit and entry. The garden also benefits from a sizable brick-built storage shed

### Front Exterior

Aesthetically pleasing front exterior, with low level brick-built wall for added privacy, a small gate leads you to a paved concrete pathway leading you to the front of the property. And on road parking to front

### Agents Notes

Brand new combi boiler, and radiators installed 2025. This property also benefits from renewable solar panels still under warranty, 25 year lease in place

since June 2015 and are maintained by the company. No maintenance fee required.



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**welcome to**

## **Brasenose Avenue, Gorleston Great Yarmouth**

- 2 Bed End-Terraced Family Home
- Well presented with High Spec Finishes
- Double Glazing & Gas Central Heating
- Newly Fitted Kitchen & Shower Room
- Brand New Carpets Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA107970 - 0003

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