



Lowestoft Road, Gorleston Great Yarmouth NR31 6ND

welcome to

Lowestoft Road, Gorleston Great Yarmouth

Victorian Six bedroom property, holds extraordinary potential to become an exceptional family home. Spread over Three floors and offers original feature throughout. Please call us today on (01493) 661999 to secure you viewing



Entrance Door

Stunning uPVC and double glazed Victorian front entrance door to side with opaque leaded lights in the form of door panels, sidelights and an overhead transom window.

Reception Hall

8' x 5' 11" (2.44m x 1.80m)

A welcoming reception hall, comprising of, Parquet Herringbone luxury vinyl flooring, in rich toffee oak. Built in L shaped storage room, that gives access to hallway, and can be used as an additional walk-through. Carpeted stairs to first floor landing, cornice coving, and matching wall lights. Door to:

Cloakroom

3' 10" x 3' 5" (1.17m x 1.04m)

uPVC double glazed opaque window to side aspect, low level W/C, wash hand basin, fully tiled walls, ceiling light, and decorative Italian tiled flooring

Lounge

16' 7" Into Bay x 15' 8" (5.05m Into Bay x 4.78m)

A perfect central gathering hub, to relax as a family, with double glazed Bay fronted window. Carpeted flooring, original cornice coving, TV point, telephone point, radiator, recess with built in shelving, ceiling light, and beautiful original feature Victorian fireplace, with decorative wooden mantle, and a further feature, double glazed opaque leaded window to side

Dining Room

16' 3" x 13' (4.95m x 3.96m)

Currently used as a second living area.

Double glazed Bay fronted window. Carpeted flooring, original cornice coving, TV point, ceiling light, and door to:

Inner Hall

18' 11" x 5' 3" (5.77m x 1.60m)

Door to additional inner hall space, carpeted flooring, a further sliding door provides access to:

Breakfast Room

10' 5" x 11' 9" (3.17m x 3.58m)

Inner hall could easily be opened up, to enhance this space, and comprises of, uPVC double glazed windows to rear and side aspect. Carpeted flooring, TV point, Two radiators, under window, and recess with built in shelving (4.37m x 3.58m)

Kitchen

19' 7" x 7' 7" (5.97m x 2.31m)

Double glazed windows to rear and side aspect. A contemporary and well-appointed kitchen, offering an extensive range of wood fronted and soft close wall and base storage units and drawers, with stainless steel Melbury bow handles, complimentary marble effect worksurfaces, 1.5 bowl sink and drainer with mixer taps, plumbing for washing machine and dishwasher, concealed gas boiler (Installed Febuary 2019). Double recess with space for American style fridge/freezer, built in electric oven and grill, Five ring gas hob and stainless steel and glass canopied extractor over, wooden effect vinyl floor covering, electrical points fitted in every cabinet, TV point, 2 x ceiling lights, and uPVC double glazed door, allowing direct access to rear garden

First Floor Accommodation Landing

Carpeted flooring, two built-in storage cupboards, cupboard housing immersion tank with Magnetron system, which works with gas or electric, additional large built-in storage cupboard, currently used as an airing cupboard, conveniently heated by immersion tank. And two additional cupboards one located next to study/bedroom 6, and walk in cupboard near bedroom five. Access to loft hatch, carpeted stairs to second floor landing and split level landing with doors to:

Master Bedroom

17' 2" x 16' 10" Max (5.23m x 5.13m Max)

Double glazed window to front aspect. Carpeted flooring, ceiling light, TV point, wall sockets, original coving, 2 x radiators, and door to..

Ensuite

8' 8" x 3' 10" (2.64m x 1.17m)

A generously sized 3-piece suite, with double glazed opaque window to side aspect. Large fully tiled shower cubicle, with concealed manual shower valve, wash hand basin, W/C, fitted mirror and electric shaver point, radiator, and ceiling light

Bedroom Six/Study

11' 8" x 10' 5" (3.56m x 3.17m)

Double glazed window to side aspect. Carpeted flooring, ceiling light, radiator, TV point, wall sockets, and plumbing should wash hand basin or W/C be required

Bedroom Five

16' 2" Max Into Bay x 12' 6" (4.93m Max Into Bay x 3.81m)

Double glazed window to side aspect. Carpeted flooring, ceiling light, wall sockets, radiator, TV point, and door to..

Jack & Jill Ensuite

Accessible form first floor landing and bedroom Five. Currently used for storage only, shell form, with plumbing for shower cubicle, wash hand basin and W/C

W/C

4' 2" x 2' 3" (1.27m x 0.69m)

Double glazed opaque window to side aspect. High level ceramic single flush W/C cistern

Family Bathroom

5' 3" x 7' 9" (1.60m x 2.36m)

Double glazed opaque window to side aspect. Panelled bath, with wall mounted chrome shower attachment over and fitted shower screen, low level W/C, wash hand basin, mirror fronted storage cabinet, radiator, partially tiled walls, vinyl floor covering and door to:

Second Floor Accommodation Landing

Carpeted flooring, access point to roof storage space and doors to:



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welcome to

Lowestoft Road, Gorleston Great Yarmouth

- 3-Storey, Six Bedroom Victorian Property
- Expansive West Facing Rear Garden & Versatile Outbuilding/Annexe
- Ready to be Enjoyed by its New Owners
- Lounge, Dining Room & Breakfast Room
- Original Features Throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£525 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107972 - 0007

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