









welcome to

Bridge Road, Gorleston Great Yarmouth

William H Brown are delighted to present to you this Exceptional 3 bed semi-detached property, Located a stones throw away from Gorleston's award winning beach and coastal amenities













Entrance Hall

A welcoming entrance hall, comprising of double glazed entrance door to side, Karndean flooring, radiator, ceiling light, understairs storage cupboard, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Lounge

22' 6" x 13' 7" (6.86m x 4.14m)

A bright and spacious living area, with double glazed uPVC French doors and full length windows to rear aspect, opening out into rear garden. Double glazed Velux skylight, wood effect Kardean flooring, telephone point, 2 x Horizontal flat panel radiators, and additional vertical radiator, TV point, inset ceiling spotlights, and wall sockets with charger points

Kitchen/Diner

22' x 17' 4" (6.71m x 5.28m)

A modern and well-appointed kitchen/diner. 2 x double glazed bay fronted windows with fitted blinds & additional window to side aspect. A range of Anthracite grey base units and built in draws, complimentary worksurfaces over, composite 1.5 bowl sink and drainer with mixer taps, built in electric oven, Siemens double induction hob, and canopied stainless steel extractor over, tiled splashbacks, space for free standing American style fridge/freezer, integrated dishwasher, built in breakfast bar, 2 x radiators, TV point, Karndean flooring, wall sockets, inset ceiling spotlights, and 2 x floor to ceiling built in storage cupboards

Utility Room

8' 6" x 5' 11" (2.59m x 1.80m)

Double glazed window to side aspect. Worktop with space for undercounter fridge, tiled splashback, plumbing for washing machine and tumble dryer, two built in storage cupboards, chrome heated towel radiator, wall sockets, inset ceiling spotlights, Karndean flooring, and door opening into..

Cloakroom

Opaque double glazed window to side aspect. Low level W/C, wash hand basin with concealed vanity

unit, and tiled splashback, Karndean flooring, inset ceiling spotlights, and inset with fitted shelving

First Floor Accommodation Landing

Double glazed window to side aspect. Carpeted flooring, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed window to front aspect, allowing seaviews of Gorleston Beach. Wood effect laminate flooring, radiator, wall sockets, and ceiling light

Bedroom Two

14' x 9' 3" (4.27m x 2.82m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and wall mounted boiler

Bedroom Three

11' x 9' 1" (3.35m x 2.77m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and seaview

Family Shower Room

11' 4" x 5' (3.45m x 1.52m)

A modern 3-piece suite, refurbished August 2024. Double glazed opaque window to side aspect, double walk in shower cubicle, with thermostatic rainfall shower attachment, bespoke river stone wash hand basin with mixer tap and vanity storage unit, low level W/C, heated towel radiator, extractor fan, wood effect laminate flooring, fully tiled walls, and ceiling light

Rear Garden

A large rear garden, fully enclosed by a sturdy timber and brick post boundary, providing added privacy. At the heart of the garden, the lawn serves a lovely spot for recreation, play or simply enjoying the open space. Adjacent to the lawn, is a paved patio area, perfectly suited for outdoor dining and entertaining. To the rear of the garden, is an additional raised decking area, and tucked in the corner a timber built storage shed offers practicality and convenience. The garden is framed by mature trees and raised flower beds.

Front Exterior

An aesthetically pleasing front exterior, offering a large brickweave driveway for secure off road parking for upto 4 vehicles, infornt of a garage/workshop with up and over door. Working electric

Services

Gas, mains water, electricity and drainage

Agents Notes

Newly fitted Boiler March 2024





welcome to

Bridge Road, Gorleston Great Yarmouth

- Well Presented Three Bedroom Family Home
- Close to Amenities & Seafront
- Spacious Reception Rooms and Open Plan Living
- Double Glazing & Gas Central Heating
- Enviable Coastal Location

Tenure: Freehold EPC Rating: C

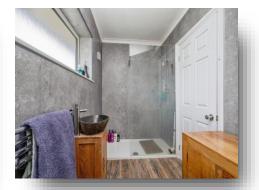
Council Tax Band: C

offers in excess of

£390,000









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Property Ref: WEA107937 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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