



Bridge Road, Gorleston Great Yarmouth NR31 6HQ

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 Karndean 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, in front 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



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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
- Enviaable Coastal Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107937 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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