



Trafalgar Road West, Gorleston Great Yarmouth NR31 8BS

welcome to

Trafalgar Road West, Gorleston Great Yarmouth

Where coastal living meets convenience. William H Brown are delighted to present to you this Exceptional 3 bed mid-terraced property, renovated to a high standard throughout. This stunning family home is situated within the desirable location of Gorleston-On-Sea



Lounge/Diner

11' 11" x 9' 10" (3.63m x 3.00m)

A welcoming living area, comprising of double glazed uPVC entrance door., and window to front aspect. Carpeted flooring, ceiling light, TV point, wall sockets, understairs storage cupboard, radiator, feature electric fireplace, with marble mantle and hearth, and carpeted stairs to first floor landing

Ground Floor Family Bathroom

9' 1" x 5' 5" (2.77m x 1.65m)

A modern 3-piece suite, with panelled bath, and wall mounted electric shower over bath, wash hand basin, low level W/C, radiator, wall mounted vanity unit, partially tiled walls, wood effect vinyl flooring, extractor fan and ceiling light

Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)

A modern, and well-appointed kitchen, with double glazed window and single door to rear aspect, allowing access into rear garden. A range of white gloss wall and base units, with complimentary worksurfaces over, 1 bowl stainless steel sink and drainer with mixer taps, space for oven, stainless steel extractor fan, space and plumbing for washing machine, space for free standing fridge/freezer, wood effect vinyl flooring, power points, ceiling light, and tiled splashback

First Floor Accommodation

Landing

Carpeted flooring, and access to first floor bedrooms

Master Bedroom

11' 3" x 11' 1" (3.43m x 3.38m)

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

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)

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

Bedroom Three

11' 7" x 5' 8" (3.53m x 1.73m)

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

Rear Garden

A fully enclosed rear garden, with timber fence and brick post boundary for added privacy. The garden is predominantly laid with astroturf, providing a low-maintenance outdoor space designed for practicality and ease of up-keep., with plenty of space for outdoor dining and family activities. A low level fence and gate, serves as a transition point, opening into a secondary area of the garden. This additional space continues the low-maintained theme with more Astroturf, creating a seamless flow from the main lawn. And a practical storage shed to the rear, is a functional addition for storing garden tools, equipment , or outdoor furniture



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welcome to

Trafalgar Road West, Gorleston Great Yarmouth

- 3 Bed Mid-Terraced Family Home
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Brand New Carpets Throughout
- Perfect First Time Buy or Buy to Let Investment

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£160,000



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Property Ref:
WEA108006 - 0005

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Please note the marker reflects the postcode not the actual property

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