



Horsley Drive, Gorleston Great Yarmouth NR31 7RD

welcome to

Horsley Drive, Gorleston Great Yarmouth

Discover the allure of Horsley drive, where coastal living meets convenience. Well presented 3 bed semi-detached house. This spacious family home is situated within the desirable coastal town of Gorleston-On-Sea



Entrance Porch

2' 5" x 4' 6" (0.74m x 1.37m)

Enter via a double glazed uPVC front entrance door. Tiled flooring, and further door opens into...

Entrance Hall

10' 11" x 4' 1" (3.33m x 1.24m)

A welcoming entrance hall, comprising of wood effect laminate flooring, ceiling light, built storage cupboard, wall sockets, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Cloakroom

5' 10" x 2' 9" (1.78m x 0.84m)

W/C, wash hand basin, ceiling light, radiator, and wood effect laminate flooring

Lounge

17' 9" x 10' 9" (5.41m x 3.28m)

A perfect central gathering hub to relax as a family, with double glazed window to front and uPVC French doors to rear, opening out to rear garden. Carpeted flooring, TV point, 2 x ceiling lights, radiator, wall sockets, and feature electric fireplace, with wooden mantle and marble heath

Kitchen/Diner

18' 7" x 9' 7" (5.66m x 2.92m)

A modern and well-appointed open plan kitchen/diner, with double glazed window to front aspect. A range of high gloss built in handleless wall and base units, with complimentary granite effect worksurfaces over, space and plumbing for washing machine and dishwasher, 1.5 bowl composite sink and drainer with chrome mixer taps, built in electric oven, gas hob and canopied stainless steel extractor over, space for free standing American style fridge/freezer, tiled splashback, tiled flooring, 2 x ceiling lights, radiator, wall sockets, and double glazed uPVC French patio door to rear, opening out to rear garden

First Floor Accommodation Landing

8' 10" x 2' 10" (2.69m x 0.86m)

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

Master Bedroom

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, TV point, fitted wardrobes, and door to..

En-Suite Shower Room

3-piece suite, with opaque double glazed window to front aspect. W/C, bathroom vanity unit, with wash hand basin, built in shower cubicle, with thermostatic rainfall shower attachment, fully tiled walls, heated towel radiator, ceiling light, extractor fan, and vinyl flooring

Bedroom Two

11' 11" x 6' 8" (3.63m x 2.03m)

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

Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m)

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

Family Bathroom

6' 8" x 6' 9" (2.03m x 2.06m)

A modern 3-piece suite, with double glazed opaque window to front aspect. Panelled bath with shower attachment over, W/C, bathroom vanity unit with wash hand basin, extractor fan, heated towel radiator, ceiling light, fully tiled walls and tiled flooring

Rear Garden

An expansive and well presented South-East facing rear garden, with a study timber and brick post boundary, providing added privacy. The garden is predominantly laid to lawn, creating a perfect canvas for relaxation, family activities and recreation.

Adjacent to the lawn is a paved patio area, which serves an ideal spot for outdoor dining, gatherings and enjoying the surroundings. For added convenience, the garden includes a timber built shed benefiting from double glazing, alongside gated access providing for easy exit and entry.

Front Exterior

The front exterior of this property excudes aesthetic appeal. A fully paved concrete driveway to the side of the property, allows for secure off road parking for upto one vehicle. A small paved pathway leads you to the front entrance, with two lawned areas to either side



view this property online williamhbrown.co.uk/Property/WEA107979



welcome to

Horsley Drive, Gorleston Great Yarmouth

- Well Presented 3 Bedroom Semi-Detached House
- Enviaible Coastal Location, Close to Amenities
- Spacious Reception Rooms
- Expansive Enclosed Rear Garden
- Off Road Parking to the Front of The Property

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107979



Property Ref:
WEA107979 - 0002

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.

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.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk