



Victoria Road, Gorleston Great Yarmouth NR31 6EA

welcome to

Victoria Road, Gorleston Great Yarmouth

This charming three bedroom property, is ideally located, and offers heaps of potential throughout.



Entrance Hall

31' 7" x 3' 10" (9.63m x 1.17m)

A spacious entrance hall, comprising of, double glazed uPVC door to front aspect. Tiled flooring, radiator, ceiling light, and doors allowing access to reception rooms

Lounge

12' x 14' 6" (3.66m x 4.42m)

A spacious living area, with double glazed Bay fronted window. Wood effect laminate flooring, ceiling light, wall sockets, TV point, radiator, coved ceiling, 2 x alcoves, and feature brick-built fireplace with tiled hearth.

Bedroom One

11' x 15' 6" (3.35m x 4.72m)

Double glazed Bay fronted window. Carpeted flooring, 2 x ceiling lights, wall sockets, coved ceiling, and radiator

Sitting Room/Reception Two

10' 5" x 12' 1" Into Recess (3.17m x 3.68m Into Recess)

Double glazed window to side aspect. Carpeted flooring, ceiling light, coved ceiling, radiator, TV point, wall sockets, 2 x alcoves with built-in storage cabinets, a further corner cabinet, and feature brick-built fireplace

Bedroom Two

11' x 12' 1" (3.35m x 3.68m)

Double glazed window to side aspect. Wood laminate flooring, ceiling light, radiator, and wall sockets

Storage Room

12' x 4' (3.66m x 1.22m)

A versatile space that could be utilize as a utility room or home office. Double glazed opaque window to side aspect. Tiled flooring, ceiling light, and radiator

Kitchen

15' 5" x 10' 10" (4.70m x 3.30m)

A modern and well-appointed kitchen, with double

glazed window to side and single door to rear aspect, allowing access to garden. A range of high gloss wall/base and drawer units with complimentary wood effect laminate worksurfaces over, 1.5 bowl ceramic sink and drainer with chrome mixer tap and pre rinser, built in electric oven, plumbing and space for dishwasher and washing machine, space for free standing fridge/freezer, service hatch, polished wood effect laminate flooring, ceiling light, power points, and boiler room 3 x 7/3 x 6

door

Family Bathroom

7' 11" x 7' 5" (2.41m x 2.26m)

2 x double glazed opaque windows to rear aspect. Panelled bath with mixer tap, and shower attachment over, wash hand basin, with vanity storage unit, low level W/C, radiator, vinyl flooring, fully tiled walls, hand towel rail, and extractor fan

Bedroom Three

12' x 8' 11" (3.66m x 2.72m)

Double glazed windows to side and rear aspect. Wood laminate flooring, radiator, ceiling light, radiator, and wall sockets

Rear Garden

A spacious rear garden, fully enclosed by a sturdy timber and brick-post boundary, providing added privacy. The gardens expansive layout gives ample opportunity for reimagining this space, whether its incorporating vibrant flower beds, a vegetable patch, or an inviting lawn area. Overall, the garden has the potential to become a beautiful outdoor retreat. Outdoor lighting, cold water tap, and gated access to the side allows for easy exit and entry

Summer House

7' 11" x 7' 4" (2.41m x 2.24m)

Brick-built summer house, with carpeted flooring, benefiting from double glazing, loft space, power and lighting

Front Exterior

Large brickweave driveway, offers secure off road parking for upto 3 vehicles. Garage with up and over



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welcome to

Victoria Road, Gorleston Great Yarmouth

- Three Bedroom Detached Bungalow
- *CHAIN FREE*
- Gas Central Heating & Double Glazing
- Superb Renovation Project
- Large Rear Garden with Summer House

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107082 - 0002

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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.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



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



williamhbrown.co.uk