



Avondale Road, Gorleston Great Yarmouth NR31 6DJ

welcome to

Avondale Road, Gorleston Great Yarmouth

A 3 Bedroom Detached Family Residence, offering spacious reception rooms throughout, and situated within the desirable location of Gorleston-On-sea.



Entrance Hall

16' 4" x 3' 11" (4.98m x 1.19m)

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

Lounge

17' 1" Into Bay x 16' 4" (5.21m Into Bay x 4.98m)

A spacious living area, with bay window to front, and additional window to side. Two radiators, carpeted flooring, ceiling light, TV point, wall sockets

Sitting Room

14' x 13' 10" (4.27m x 4.22m)

Double glazed windows and single uPVC door to rear aspect. radiator, carpeted flooring, serving hatch, ceiling light, wall sockets

Dining Room/Family Room

20' 8" x 13' 10" (6.30m x 4.22m)

Two double glazed windows to either side. radiator, built-in storage cupboard, LED lighting, wall sockets, carpeted flooring, TV point and large opening to kitchen

Kitchen

13' 10" x 9' 4" (4.22m x 2.84m)

A modern and well appointed kitchen, with UPVC French doors and windows to rear aspect. A range of wall and base units, and complimentary u-shaped wooden effect worksurfaces over, 1 bowl stainless steel sink and drainer with mixer taps, space and plumbing for dishwasher and washing machine, built in electric oven, four ring gas hob and stainless steel/glass light extractor over, space for free standing fridge/freezer, wall sockets, tiled splashback, strip ceiling light, and tiled flooring

Cloakroom

Double glazed opaque window to rear aspect. W/C, pedestal wash hand basin, radiator, tiled flooring, and partially tiled walls

First Floor Accommodation

Landing

Spacious first floor landing, with two double glazed windows to side aspect. Carpeted flooring, LED lighting, two radiators, access to roof space, and doors allowing access to first floor bedrooms and family bathroom

Bedroom One

16' 11" Plus Bay x 16' 2" (5.16m Plus Bay x 4.93m)

Double glazed bay fronted window, and additional window to side. Carpeted flooring, two radiators, ceiling light, and wall sockets

Bedroom Two

15' 3" x 13' 4" (4.65m x 4.06m)

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

Ensuite Shower Room

Double glazed opaque window to side aspect. W/C, pedestal wash hand basin, large shower cubicle with Triton electric shower attachment, radiator, extractor fan, partially tiled walls, and vinyl floor covering

Bedroom Three

9' 10" x 8' 11" (3.00m x 2.72m)

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

Spacious Family Bathroom

Double glazed opaque window to rear aspect. W/C, pedestal wash hand basin, corner bath with mixer tap and shower attachment, radiator, partially tiled walls, ceiling light, extractor fan, vinyl floor covering, and access to roof space

Separate W/C

Double glazed opaque window to side aspect. W/C, radiator, and fully tiled walls

Rear Garden

A well presented rear garden, fully enclosed by a sturdy timber and brick-built boundary, providing

added privacy. The garden is predominantly laid to lawn, with a paved pathway to side leading to gated side access to the front of the property. Conifer screening and shrubs

Front Exterior

Aesthetically pleasing front exterior, benefiting from a large fully paved driveway, offering secure off road parking for up to 4 vehicles. Side access gate to enclosed rear garden



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welcome to

Avondale Road, Gorleston Great Yarmouth

- 3 Bedroom Detached Family Residence
- Enviable Coastal Location
- Spacious Reception Rooms
- Double Glazing & Gas Central Heating
- Well Presented Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£365,000



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