



Carrel Road, Gorleston Great Yarmouth NR31 7RF

welcome to

Carrel Road, Gorleston Great Yarmouth

CHAIN FREE William h brown are delighted to present this well presented 3 bedroom semi- detached family home. Located within the desirable coastal town of Gorleston on sea.



Entrance Hall

15' 5" x 6' 5" (4.70m x 1.96m)

A welcoming entrance hall, comprising off double glazed uPVC door to front aspect. Wood laminate flooring, ceiling light, cornice coving, smooth plastered ceiling, mains connected smoke alarm, wall mounted thermostatic control, under stairs storage cupboard, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Kitchen

10' 6" x 6' 7" (3.20m x 2.01m)

A well-appointed kitchen, with double glazed sash window to front aspect. A range of wall and base units and complimentary worksurfaces over, 1 bowl composite sink and drainer with mixer taps, built-in electric oven, 4 ring stainless steel gas hob, and extractor hood over, plumbing and recess space for washing machine and dishwasher, integrated fridge freezer, wall mounted thermostatic control, tiled splashback, wall mounted cupboard housing gas boiler, smooth plastered ceiling, coving, tiled flooring, and LED spotlighting

Cloakroom

Low level W/C, corner hand basin, smooth plastered ceiling, partially tiled walls, extractor fan, tiled flooring, ceiling light, and coved ceiling

Lounge

13' 9" x 13' 5" (4.19m x 4.09m)

A spacious living area, with TV & telephone points, ceiling lights, cornice coving, smooth plastered ceiling, built-in ceiling speakers, power points, wood effect laminate flooring, and uPVC sliding patio doors to....

Conservatory

12' 9" x 10' (3.89m x 3.05m)

uPVC and brick-built conservatory, with uPVC double glazed double doors providing access to rear garden. Pitched roof, power points, radiator, tiled flooring,

over head light and wall lights

First Floor Accommodation Landing

Double glazed uPVC sash window to front aspect. Carpeted flooring, smooth plastered ceiling, cornice coving, ceiling light, radiator, airing cupboard housing insulated copper cylinder with immersion heater and slatted shelving, mains connected smoke alarm, wall mounted Honeywell thermostatic control, and doors allowing access to 2/3 and family bathroom

Bedroom Two

13' 6" x 7' 7" (4.11m x 2.31m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, smooth plastered ceiling, radiator, telephone and TV point

Bedroom Three

9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed sash window to front aspect. Carpeted flooring, ceiling light, wall sockets, telephone and TV point, radiator, smooth plastered ceiling

Family Bathroom

Opaque double glazed window to side aspect, low level WC. chrome effect heated towel rail, tiled flooring, panelled bath, tiled surrounds, smooth plastered ceiling, coving, LED spotlighting, extractor fan, pedestal hand basin with tiled surrounds. Off landing stairs to:

Second Floor Landing

Carpeted flooring, smooth plastered ceiling, cornice coving, radiator, ceiling light, and mains connected smoke alarm

Master Bedroom

12' 9" x 10' 1" (3.89m x 3.07m)

Double glazed window to front aspect. carpeted flooring, ceiling light, smooth plastered ceiling, radiator, built-in ceiling speaker, access to loft, built-in triple width wardrobe. and access to...

En-Suite Shower Room

Double glazed opaque window to rear aspect. Low level W/C, walk-in shower cubicle, pedestal hand basin, chrome effect heated towel radiator, smooth plastered ceiling, ceiling light, coved ceiling, partially tiled walls, and tiled flooring

Rear Garden

A well presented rear garden, fully enclosed by a sturdy timber and brick-post fence boundary, providing added privacy. The garden is predominantly laid to lawn, with adjacent paved patio area, perfect for outdoor dining and seating. A part glazed personal door provides access to a brick built garage, with power and lighting. Gated access leads to the front of the property.

Front Exterior

Aesthetically pleasing front exterior, with brickweave driveway, providing secure off road parking in front of garage with up and over door. Small lawned area to the front with small paved pathway leading to front entrance of the property



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welcome to

Carrel Road, Gorleston Great Yarmouth

- Well Presented Three Bedroom Semi-Detached Family Home
- Driveway And Garage For Up To 2 Cars
- Downstairs WC
- Double Glazing And Gas Central Heating
- Ensuite To Master

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108037 - 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.



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