



**Southtown Road, Great Yarmouth NR31 0DY**

welcome to

## Southtown Road, Great Yarmouth

**\*\*FANTASTIC FAMILY HOME\*\*** 6 bedroom mid terraced house, perfect family home or investment property. Benefitting from a large front driveway and gated rear access.



### **Outside Front**

Concrete driveway providing ample off street parking, leading to front door.

### **Entrance Hall**

Laminate flooring, radiator, 2 x ceiling lights.

### **Lounge**

22' 10" Into Bay x 11' 5" ( 6.96m Into Bay x 3.48m )  
Carpet, 2 x radiators, log burner, 2 x ceiling lights, bay window to front aspect.

### **Garden Room**

10' 2" x 12' 8" ( 3.10m x 3.86m )  
Laminate flooring, radiator, 2 x ceiling lights, patio doors leading to rear garden.

### **Dining Room**

16' 11" Into Bay x 12' 9" ( 5.16m Into Bay x 3.89m )  
Carpet, radiator, fully working fireplace, 2 x ceiling lights, bay window to front aspect.

### **Kitchen**

14' 4" Max x 14' 10" ( 4.37m Max x 4.52m )  
Tiled flooring, base and wall units, stainless steel sink, space for american fridge freezer, space for range cooker, built in microwave oven, partially tiled walls, 3 x ceiling lights, window to rear aspect, door leading to rear garden.

### **Utility Room**

13' 2" x 5' 6" ( 4.01m x 1.68m )  
Tiled flooring, wash hand basin, space for washing machine, space for tumble dryer, base and wall units, radiator, window to side aspect, 2 x ceiling lights.

### **Cloakroom**

Tiled flooring, wash hand basin, WC, ceiling light.

### **Landing**

Carpet, 2 x ceiling lights, 2 x loft hatches.

### **Bedroom One**

16' 10" Into Bay x 11' 5" ( 5.13m Into Bay x 3.48m )  
Carpet, radiator, 4 x wall lights, bay window to front

aspect.

### **Bedroom Two**

10' 11" x 11' 1" ( 3.33m x 3.38m )  
Wooden flooring, ceiling light, window to rear aspect.

### **Bedroom Three**

17' Into Bay x 11' 5" ( 5.18m Into Bay x 3.48m )  
Carpet, radiator, 3 x wall lights, bay window to front aspect, door leading to dressing room

### **Dressing Room**

14' 5" x 7' 10" ( 4.39m x 2.39m )  
Carpet, radiator, 2 x wall lights, window to front aspect.

### **Bedroom Four**

9' 6" x 10' 2" ( 2.90m x 3.10m )  
Carpet, radiator, 3 x wall lights, window to rear aspect.

### **Bedroom Five**

14' 4" x 7' ( 4.37m x 2.13m )  
Carpet, radiator, ceiling light, window to rear aspect.

### **Bedroom Six**

7' 8" x 7' 6" ( 2.34m x 2.29m )  
Carpet, radiator, ceiling light, window to front aspect.

### **Bathroom**

Laminate flooring, bath, shower cubicle, radiator, partially tiled walls, extractor, ceiling light, window to side aspect.

### **Upstairs Toilet**

Wooden flooring, WC, window to rear aspect, ceiling light.

### **Outside Rear**

Large space perfect for families or for entertaining, plenty of space to extend with relevant permission. Concrete area, lawned area, decking to the side, grade II listed crinkle cut wall, gates provided rear access.



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## Southtown Road, Great Yarmouth

- Six Bedrooms
- Mid Terraced House
- Downstairs Toilet & Upstairs Bathroom
- Ample Off Street Parking
- Large Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY108547 - 0004

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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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