



Boundary Road, GREAT YARMOUTH NR31 0JY

welcome to

Boundary Road, GREAT YARMOUTH

****NEW MARKET**** William H Brown are pleased to present this three bedroom end terraced house in the sought after location of Southtown. The property consists of two large reception rooms, kitchen, three large bedrooms off landing and the family bathroom, driveway and fully enclosed rear garden.



Lounge

13' 7" x 16' 10" Max (4.14m x 5.13m Max)

A welcoming living area, comprising of double glazed bay window to front and window to side aspect. 2 x radiators, carpeted flooring, rose ceiling light, TV point, wall sockets, and electric log burning stove with tiled hearth

Dining Room

25' 3" Max x 13' 7" (7.70m Max x 4.14m)

Double glazed window to rear aspect x 2, wood flooring, rose ceiling light, wall sockets, built in storage cupboard, 2 x radiators, and inset fireplace

Kitchen

12' 10" Max x 13' 2" (3.91m Max x 4.01m)

A well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units with complimentary worksurfaces over, space for electric oven and hob, extractor over, 1.5 bowl sink and drainer with mixer tap, plumbing for dishwasher and washing machine, space for free standing fridge/freezer, wall sockets, 2 x strip ceiling lights and tiled flooring,

Bedroom One

17' 4" Max x 13' 9" (5.28m Max x 4.19m)

Double glazed bay window to front and window to side aspect, walk in wardrobe, wood flooring, radiator, wall sockets, and ceiling light

Bedroom Two

10' 7" x 12' 4" Max (3.23m x 3.76m Max)

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

Bathroom

Opaque double glazed window to rear aspect, panelled bath, wash hand basin with mixer tap and vanity unit, low level W/C, built in shower cubicle with thermostatic shower attachment, radiator, wood flooring, inset ceiling spotlights, and fully tiled walls

Bedroom Three

10' 6" x 12' 3" Max (3.20m x 3.73m Max)

Double glazed window to side aspect, wood flooring, radiator, wall sockets, ceiling light and built in storage cupboard

External

A spacious rear garden, fully enclosed, by a brick wall boundary for added privacy. A small paved patio area, allows for outdoor seating, adjacent is a turfed area, with stepping stone paving, with access to a timber built storage shed, ideally for outdoor gardening equipment and gated access to the rear of the property. EV charger to front.



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Boundary Road, GREAT YARMOUTH

- Driveway
- Three Double Bedrooms Off Landing
- Sought After Area
- Two Large Reception Rooms
- Perfect Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109053 - 0005

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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 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30
1HX



williamhbrown.co.uk