



Southtown Road, Great Yarmouth NR31 0DT

welcome to

Southtown Road, Great Yarmouth

****GUIDE PRICE £350,000 TO £375,000**** Impressive 5 bedroom family home, just a stones throw from Great Yarmouth's sandy beach & town centre. This home offers the perfect blend of style, functionality and comfort for a modern family. Call us today on (01493) 331144



Entrance Hall

A welcoming a spacious entrance hall, comprising of uPVC double glazed entrance door to front, door to rear and stainless glass window. to rear aspect. Traditional looking grey patterned floor tiles, victorian arch cornice, and carpeted stairs to first floor landing

Lounge

14' 6" x 17' 11" Max (4.42m x 5.46m Max)
Double glazed bay fronted window, carpeted flooring, traditional cast iron radiator, rose ceiling light, wall sockets, TV point and beautiful feature cast iron fireplace with wooden mantal and tiled heath

Dining Room

12' x 18' 1" Max (3.66m x 5.51m Max)
Double glazed fronted window, wood flooring, rose ceiling light, traditional cast iron radiator, wall sockets and cast iron fireplace

Snug

Double glazed window to rear aspect, wood effect laminate flooring, ceiling light, wall sockets, cast iron radiator, TV point and open brick built fireplace with wooden mantal and tiled heath

Reception Room Three

12' 2" x 6' 7" (3.71m x 2.01m)
Traditional looking grey tiled flooring, rose ceiling light, wall sockets, radiator, and double doors with access to...

Conservatory

9' x 9' (2.74m x 2.74m)
uPVC and brick built conservatory, with wrap arund windows and patio doors with access to rear garden

Kitchen/Diner

A modern and well-appointed open plan kitchen diner, comprising of double glazed window to side and door with access to rear courtyard. A range off wall and base units with complimentary worksurfaces over, cermaic sink and drainer with mixer taps, space for free standing fridge/freezer, space for range

oven,gas hob and extractor over, wall sockets, vinyl flooring, inset ceiling spotlights, radiator, and door to....

Utility Room

5' 11" x 9' 11" (1.80m x 3.02m)
2 x double glazed windows to side aspect, base units with complimentary worktop space over, plumbing for washing machine, brick flooring, wall sockets, and tumble dryer

Downstairs Cloakroom

Double glazed window to side aspect, corner wash hand basin with mixer taps, high level W/C cistern, vinyl flooring and radiator

First Floor Accommodation

Master Bedroom

13' 1" x 18' 3" Max (3.99m x 5.56m Max)
Double glazed bay fronted window, carpeted flooring, celing light, wall sockets, radiator and feature cast iron fireplace

Bedroom Two

16' 11" Max x 10' Max (5.16m Max x 3.05m Max)
Double glazed bay fronted window, carpeted flooring, radiator, ceiling light, wall sockets and built in wardrobes and over bed storage units

Bedroom Three

12' 2" x 10' 6" (3.71m x 3.20m)
Double glazed window to rear aspect, 2 x built in storage cupborads, carpeted flooring, ceiling light, wall sockets and radiator

Bathroom

Double glazed opaque window to rear aspect, free standing roll top bath with mixer taps, wash hand basin with vanity unit under, large shower cubicle with thermostaic rainfall shower attachment, W/C, vinyl flooring, cast iron radiator, rose ceiling light, built in storage cupboard, extractor fan and partially tiled walls

Second Floor Accommdation

Bedroom Four

9' 6" x 16' (2.90m x 4.88m)
Double glazed Velux window, carpeted flooring, radiator, and wall sockets,

Bedroom Five

9' 7" x 15' (2.92m x 4.57m)
Double glazed Velux window, carpeted flooring, wall sockets and radiator

Bathroom

Double glazed Velux window, panelled bath with mixer taps, W/C, wash hand basin, radiator, vinyl flooring and partially tiled walls



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welcome to

Southtown Road, Great Yarmouth

- Beautifully Restored Mid-Terrace Family Home
- Five Bedrooms
- Five Reception Rooms
- Plenty of Character and Original Features
- Off Road Parking To The Front

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108990 - 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.



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