

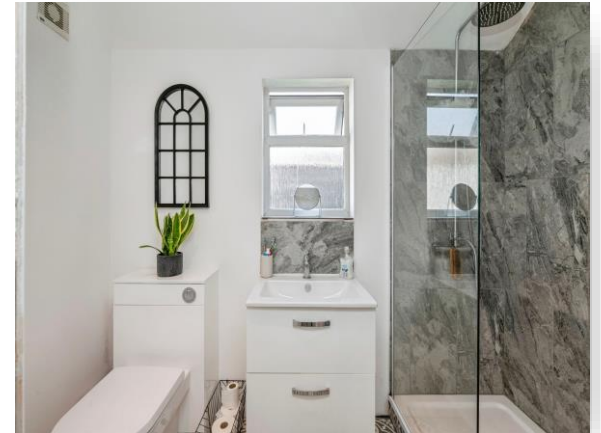


Frederick Road, Great Yarmouth NR30 1DE

welcome to

Frederick Road, Great Yarmouth

****NEW TO THE MARKET**** This well loved home truly offers the best of both worlds, modern comfort within a convenient community driven neighbourhood. A must see for anyone looking to step onto the property ladder or settle down in a stylish move in ready home.



Lounge

13' 1" Max x 12' 5" (3.99m Max x 3.78m)

A welcoming living area, comprising of double glazed bay fronted window and uPVC entrance door to front aspect. wood effect laminate flooring, radiator, small inset alcove with shelving, TV point, ceiling light, wall sockets and feature inset cast iron log burning stove with tiled heath and oak beam mantle.

A small halway, gives access to understairs storage cupboard and dining room

Dining Room

10' 4" x 12' 7" Max (3.15m x 3.84m Max)

Double glazed uPVC door gives access to rear garden. Wood effect laminate flooring, ceiling light, wall sockets, radiator, opening with access to first floor landing and feature archway to....

Kitchen

8' 3" x 9' 5" (2.51m x 2.87m)

A modern and well-appointed kitchen, with double glazed windows to side aspect. A range of wall and base units with complimentary granite effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, integrated electric oven, gas hob with tiled splashback, and canopied stainless steel extractor fan over, integrated fridge/freezer, wood effect laminate flooring, ceiling light, and power points

Utility Room

Double glazed window and uPVC door to side aspect, wall storage unit with worksurface under, plumbing for washing machine and tumble dryer, wall sockets, ceiling light and wood effect laminate flooring

Ground Floor Shower Room

A modern shower room with double glazed opaque window to rear aspect, wash hand basin with vanity under, W/C, walk in shower with thermostatic rainfall shower attachment, vinyl flooring, extractor fan, ceiling light

First Floor Accommodation

Landing - Carpeted flooring, radiator, ceiling light and doors with access to first floor bedrooms and dressing room

Bedroom One

13' x 12' 6" (3.96m x 3.81m)

Double glazed bay fronted window, plus additional window. Carpeted flooring, radiator, ceiling light and wall sockets

Bedroom Two

9' 7" x 10' 5" (2.92m x 3.17m)

Double glazed window to rear aspect, carpeted flooring, radiator, ceiling light and wall sockets

Bedroom Four

5' 2" x 7' 2" (1.57m x 2.18m)

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

Bedroom Three

7' 3" x 8' 2" (2.21m x 2.49m)

Double glazed window to rear aspect, carpeted flooring, radiator, ceiling light and wall sockets

Rear Garden

An enclosed courtyard garden, laid with astro turf, outdoor lighting and gated access to the rear of the property



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welcome to

Frederick Road, Great Yarmouth

- NO CHAIN
- 3/4 Bedrooms
- Local To All Amenities
- Walking Distance To The Beach
- Low Maintenance Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109221 - 0012

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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