



Southtown Road, GREAT YARMOUTH NR31 0DX

welcome to

Southtown Road, GREAT YARMOUTH

****GUIDE PRICE £260,000 TO £270,000**** This four bedroom mid terraced house, presents a great opportunity for those looking to upsize and find their perfect family home.



Outside Front

Off street parking for multiple vehicles, steps leading to front door.

Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC entrance door to front aspect. coved ceiling, decorative vinyl flooring, ceiling light, radiator, feature cornice archway, wall sockets, door to understairs storage, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Lounge

A spacious living area, with double glazed bay frontage window, and window to rear aspect. Carpeted flooring, decorative cornice coving, 2 x rose ceiling lights, 2 x radiators, TV point, wall sockets, tiled inset with electric fire, and wooden mantle.

Downstairs Cloakroom

Double glazed window to side aspect. W/C, wash hand basin with vanity unit under, decorative vinyl flooring, and ceiling light,

Kitchen/Diner

21' 9" x 11' 6" (6.63m x 3.51m)
A modern and well-appointed kitchen, with double glazed window to side and upvc patio doors to rear aspect, opening into rear garden. A range of wall and base units, and complimentary marble effect worksurfaces, built in electric oven and grill, gas hob and stainless-steel canopied extractor, integral dishwasher, 1 bowl stainless steel sink and drainer with mixer taps, space for free standing American style fridge/freezer, power points, tiled flooring, inset ceiling spotlights, small feature island and space for dining table.

Landing

Radiator, carpeted flooring, 2 x ceiling lights, door to storage and doors allowing access to first floor bedrooms and family bathroom

Bedroom One

12' 11" x 15' (3.94m x 4.57m)
2 x double glazed window to side aspect, wood laminate flooring, coved ceiling, wall sockets, radiator.

Bedroom Four

14' 1" x 11' 8" (4.29m x 3.56m)
Double glazed window to rear aspect. Carpeted flooring, ceiling light, coved ceiling, wall sockets and radiator

Bedroom Three

13' 2" x 12' (4.01m x 3.66m)
Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and coved ceiling

Family Bathroom

A modern suite, with double glazed opaque window to side aspect. W/C, Corner panelled bath with laminate splashback, wash hand basin with vanity storage unit under, built in shower cubicle, with chrome thermostatic rainfall shower attachment and handset, radiator, extractor fan, wood effect laminate flooring, and inset ceiling spotlights

Second Floor

Bedroom Two

12' 3" x 9' 7" (3.73m x 2.92m)
Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and coved ceiling

Outside Rear

Welcoming private garden with raised decking area, slabbed area with borders, door to outbuilding and gate for rear access. Plenty of space to relax or for entertaining.



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welcome to

Southtown Road, GREAT YARMOUTH

- Fantastic Family Home
- Off Street Parking & Outbuilding
- Close To Local Amenities
- Desirable Location
- Recently Renovated

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109330 - 0011

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