



Villa Place, Great Yarmouth NR30 2HU

welcome to

Villa Place, Great Yarmouth

****GUIDE PRICE £200,000 TO £220,000**** Exceptional 4 bedroom Town House, well presented throughout. This stunning family home is situated within the desirable coastal location of Great Yarmouth, close to amenities and a short walk to the beach



Entrance Hall

A welcoming entrance hall, comprising of double glazed composite door, wood effect laminate flooring, radiator, double built-in storage cupboard, inset LED spotlights, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Cloakroom

Opaque double glazed window to front aspect. Low level W/C, wash hand basin with vanity storage unit under, radiator, inset LED spotlights and laminate flooring

Kitchen

6' 5" x 9' 3" (1.96m x 2.82m)

A modern and well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units, with complimentary wood effect worksurfaces over, built in electric oven and hob, canopied stainless steel extractor over, plumbing for washing machine, 1 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge freezer, wood effect laminate flooring, wall mounted boiler, inset LED spotlights, and power points

Lounge

12' 2" Max x 13' 3" (3.71m Max x 4.04m)

A perfect central gathering hub to relax as a family, with double glazed uPVC patio doors to rear aspect. radiator, LED spotlights, wood effect laminate flooring, TV point, wall sockets and built in storage cupboard

First Floor Accommodation

Master Bedroom

9' 5" x 11' 1" (2.87m x 3.38m)

Double glazed uPVC patio doors to rear aspect. Carpeted flooring, radiator, LED spotlights, TV point, built-in wardrobe and door to..

Ensuite

Corner shower cubicle, with chrome thermostatic shower attachment, low level W/C, wash hand basin,

with vanity storage unit under, wood effect laminate flooring, extractor fan and heated towel radiator

Bedroom Two

9' 7" x 13' 7" (2.92m x 4.14m)

Double glazed window to front aspect. Carpeted flooring, LED spotlights, radiator, and TV point

Second Floor Accommodation

Bedroom Three

9' 5" x 13' 4" (2.87m x 4.06m)

Double glazed window to front aspect. Carpeted flooring, LED spotlights, radiator, and TV point

Family Bathroom

Panelled bath with electric shower attachment over, wash hand basin with vanity storage unit under, low level W/C, LED spotlights, extractor fan, wood effect laminate flooring, and waterproof bathroom panels

Bedroom Four

9' 5" x 13' 3" (2.87m x 4.04m)

Double glazed window to rear aspect. Carpeted flooring, radiator, LED spotlights, and TV point

Rear Garden

A well presented rear garden, fully enclosed by a study timber and brick post boundary, for added privacy. The garden is predominantly laid to lawn, adjacent to the lawn is paved patio area, perfect for outdoor seating. Gated access to the rear, provides for easy exit and entry



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welcome to

Villa Place, Great Yarmouth

- Four Bedroom Town House
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Master and En-Suite Shower Room
- Cloakroom & Separate Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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