









# welcome to

# **Churchill Road, Great Yarmouth**

Situated in the coastal town of Great Yarmouth. The property has been renovated throughout to a luxurious standard. The property offers high spec appliances, under floor heating and an open plan feel to the ground floor with a family bathroom. First floor benefits from three spacious bedrooms!













### Lounge

12' 2" x 13' 11" ( 3.71m x 4.24m )

UPVC front door to the front, double glazed window to front aspect, radiator, LED spotlights, TV points, under floor heating, wood effect laminate flooring.

## **Dining Room**

11' 8" x 14' 2" Max ( 3.56m x 4.32m Max )

Double glazed window to rear aspect, radiator, LED spotlights, understairs storage, underfoor heating, wood effect laminate flooring.

#### Kitchen

10' 4" x 8' 5" ( 3.15m x 2.57m )

This modern kitchen is fitted with wall and base units, marble worksurfaces, stainless steel sink and drainer, splashback tiling, integrated electric oven, gas hob with cookerhood, radiator, LED spotlights, double glazed window to side aspect, UPVC door leading to exterior (rear), underfloor heating, wood laminate flooring.

### **Bathroom**

Double glazed window to side aspect, double Jacuzzi bath with electric shower, wash hand basin with vanity unit, W.C, LED spotlights, underfloor heating, luxury lino style flooring.

## **First Floor Landing**

Loft access, carpet, all bedroom off landing.

### **Bedroom One**

10' 7" x 10' 8" ( 3.23m x 3.25m )

Double glazed window to front aspect, radiator, built in wardrobes, carpet.

### **Bedroom Two**

8' 9" x 11' 8" ( 2.67m x 3.56m )

Double glazed window to rear aspect, radiator, carpet.

### **Bedroom Three**

9' 6" x 8' 4" ( 2.90m x 2.54m )

Double glazed window to side aspect, radiator, carpet.

### W/C

Wash hand basin, W.C, LED spotlights, wood laminate flooring.

### **Outside Front**

Brickweave driveway.

### **Rear Garden**

Artificial grass





## welcome to

# **Churchill Road, Great Yarmouth**

- GUIDE PRICE £220,000 £230,000
- Fully Renovated Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Interior Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£220,000





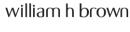




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