

£400,000  
Guide Price



## Priory Road

Great Yarmouth, NR31 9HQ

- Detached chalet bungalow
- Highly sought after St. Oalves
- Stunning woodland surround
- 4 Separate bedrooms
- Well presented throughout
- Ideal family home
- Ground floor shower room
- Off road parking for multiple vehicles
- Utility room
- Separate entrance hall







### Location

This 4 bedroom detached chalet bungalow is situated in the sought after location of St. Olaves, which is positioned to the south west of Great Yarmouth, a small village on the banks of the River Waveney with a popular village pub and beautiful views over the River Waveney. Boats to sail on the Broads can be hired here. There is a direct bus route giving easy access to and from St. Olaves as well as a railway station offering services to London and surrounding areas as well as doctors surgeries near by, a range of shopping, sporting, recreational facilities and schooling for all ages

### Entrance hall

A welcoming entrance hall with UPVC double glazed windows and door to the front aspect, vinyl flooring throughout, a radiator and doors opening to the sitting room and study/bed 4.



### Study/Bed 4

2.81 x 2.54

An additional reception room which has the potential to be used as a home study or fourth bedroom. Comprising of a UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to a built in storage cupboard and the hall.

### Hall

Vinyl flooring throughout, a radiator, stairs to the first floor landing and doors opening to a utility room, kitchen, shower room, bedroom 3, the dining room, airing cupboard and built in storage cupboard.

### Utility

1.85 x 1.58

UPVC double glazed window to the side aspect, carpet flooring throughout, built in clothes rail and space for a stacked washing machine and tumble dryer.



### Bed 3

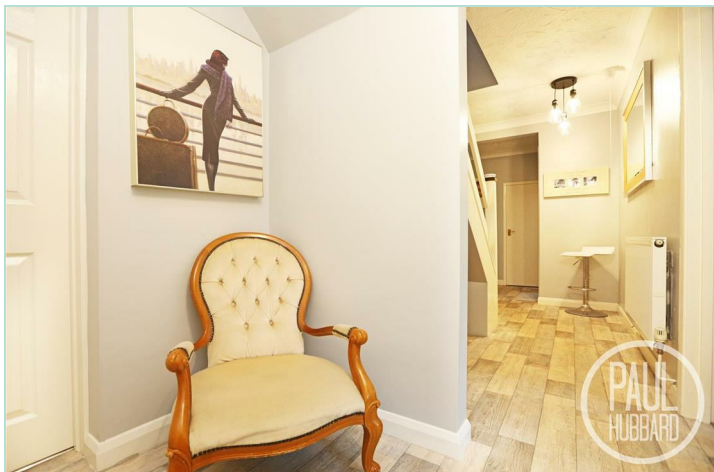
3.28 x 2.34

UPVC double glazed window to the rear aspect, carpet flooring throughout, dado rail and a radiator.

### Shower room

2.66 max x 2.31

UPVC double glazed windows to the rear aspect, tile flooring throughout, tile walls, a radiator, toilet, vanity unit with inset hand wash basin and an opening leading through to a good size walk in electric shower.



### Kitchen

3.15 x 2.99

UPVC double glazed window and door to the rear aspect opening into the garden, vinyl flooring throughout, a radiator, part tile walls, units above and below, solid wood work surface, extractor fan, 4 ring ceramic hob, integrated oven, space for appliances including a dishwasher and fridge/freezer.

### Dining room

3.09 x 2.21

Carpet flooring throughout, radiator, an opening to the sitting room and French doors opening to the conservatory.

### Sitting room

5.3 into bay x 3.91

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator, an electric fire and door opening back through to the entrance hall.



### Conservatory

3.44 x 2.8 max

UPVC double glazed door to the side aspect opening into the driveway and windows surround, carpet flooring throughout and a radiator.

### First floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to bedrooms 1 and 2.

### Bed 1

4.88 max x 3.55 max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to a built in cupboard and wardrobes.

### Bed 2

3.4 max x 2.0

UPVC double glazed window to the rear aspect, carpet flooring throughout, eaves hatch, a radiator and doors opening to a built in cupboard and en-suite.

### En-suite

2.3 x 1.43

UPVC double glazed window to the rear aspect, vinyl flooring throughout, a heated towel rail, toilet, pedestal hand wash basin and electric shower enclosed within a glass cubicle.

### Outside

To the front of the property a pebbled driveway which offers off road parking for multiple vehicles and is decorated with a selection of mature trees, a flower border and a concrete pathway which leads up to the conservatory, main entrance door and additional pathway that takes you down the side of the house which provides access to a separate boiler room and gate to the rear garden.

To the rear of the property a fully enclosed patio garden which houses a timber garden shed and benefits from a selection of mature trees, plants and shrubs.

### Agent note

- The oil tank is located at the front of the property, on the driveway.

### Financial Services

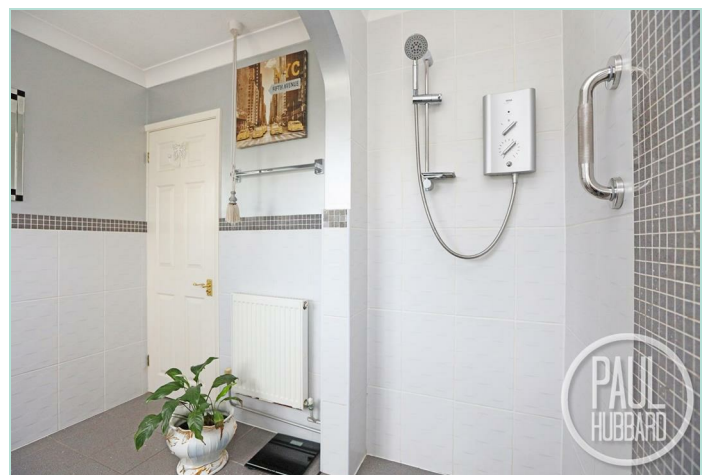
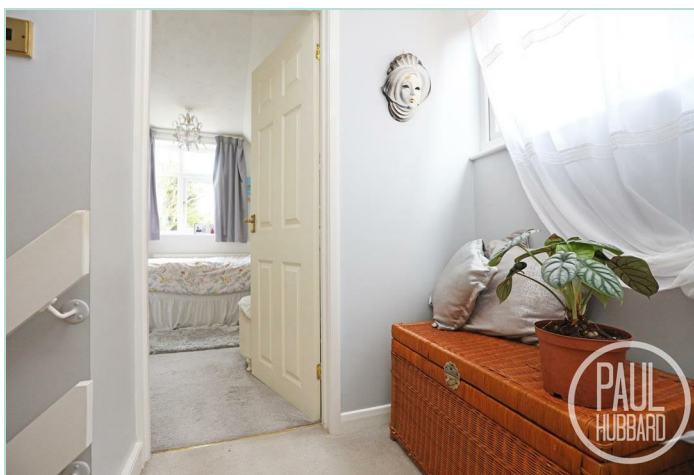
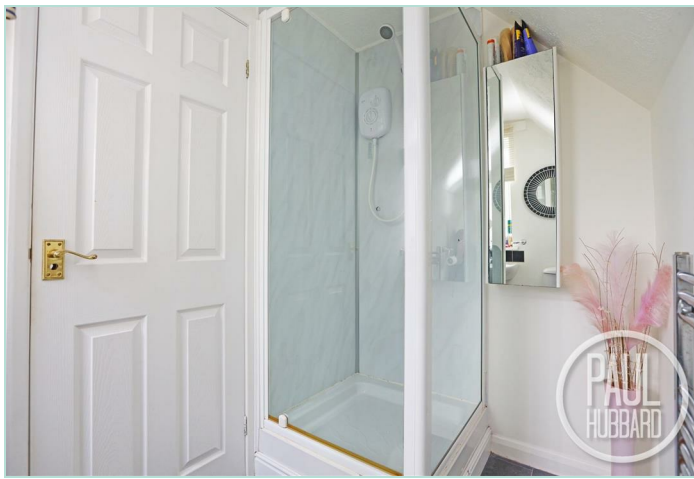
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Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: E  
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>	<b>45</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



PRIORY ROAD, ST. OLAVES, GREAT YARMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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