

**Aldreds**  
Estate Agents



61 Magdalen Way

Gorleston, Great Yarmouth, NR31 7BS

£200,000



## 61 Magdalen Way

Gorleston, Great Yarmouth, NR31 7BS

This mid terraced house is offered for sale with no onward chain and benefits from gas central heating, UPVC double glazed windows and a driveway with off road parking for 2 vehicles. There is a good size enclosed landscaped rear garden. The property is ideally located for access to local shops and Gorleston High Street with a bus stop opposite.

### Entrance Hall

10'0" x 8'2" (3.05m x 2.49m)

UPVC entrance door with double glazed panels. Tiled floor. Radiator. Electronic thermostat control for heating. Telephone point. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coved and textured ceiling. UPVC double glazed window to front aspect.

### Lounge

15'4" x 10'1" (4.67m x 3.07m)

Radiator. Cable television point. Dado rail. Coved and textured ceiling. UPVC double glazed window to front aspect.

### Kitchen

12'5" x 8'5" (3.78m x 2.57m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Gas cooker point. Utility space below worktop with plumbing for washing machine. Utility space is below worktop for refrigerator and freezer. Tiled floor. Radiator. Built-in storage cupboard. Built-in storage cupboard with a wall mounted gas fired combination boiler and a UPVC double glazed window to rear. Coved and textured ceiling. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to the rear garden.

### Dining Room

8'5" x 8'0" (2.57m x 2.44m)

Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect.

### First Floor

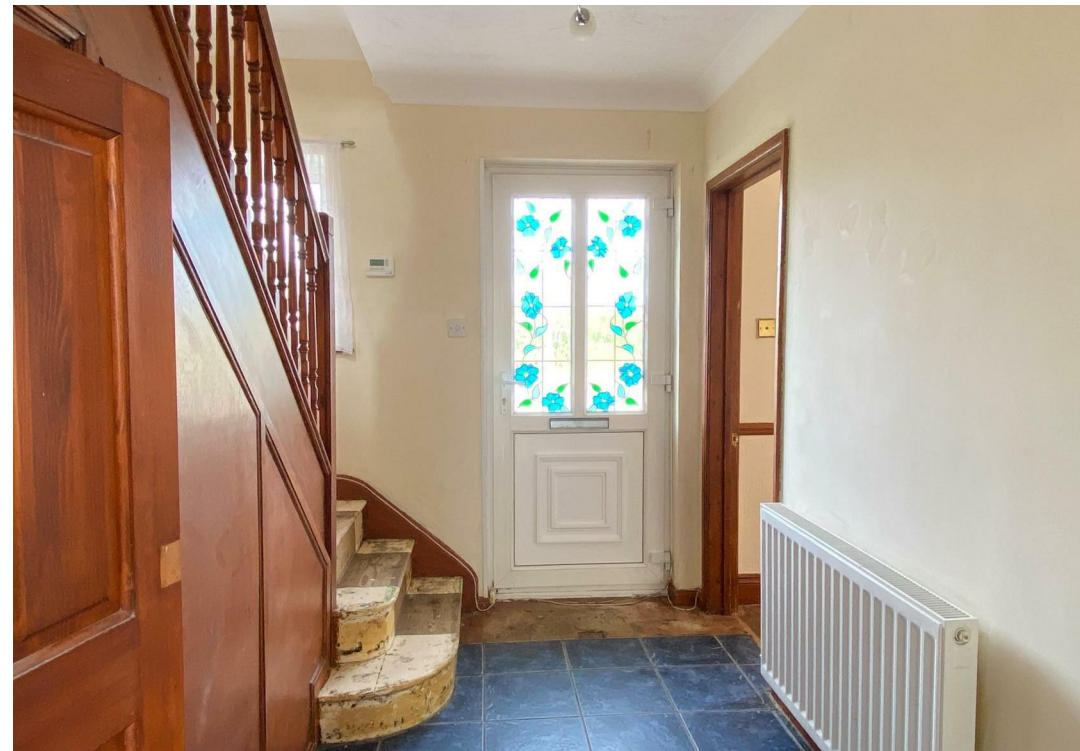
#### Landing

Built-in linen cupboard with slatted shelves. Coved and textured ceiling with loft access hatch and an aluminium extending loft ladder.

#### Bedroom 1

15'5" x 10'0" (4.70m x 3.05m)

Radiator. Coved and textured ceiling. Two UPVC double glazed windows to front aspect.





### Bedroom 2

9'11" x 8'8" plus 6'4" x 5'5" (3.02m x 2.64m plus 1.93m x 1.65m)

Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect.

### Bedroom 3

10'0" x 7'1" plus over stairs recess (3.05m x 2.16m plus over stairs recess)

Radiator. Picture rail. UPVC double glazed window to front aspect.

### Bathroom

Fully tiled walls and a panelled bath with mixer tap and shower attachment and a mixer shower above. Pedestal wash basin. Tiled floor. Radiator. Coved and textured ceiling. UPVC double glazed window to rear.

### Separate WC

Fully tiled walls. White WC. Tiled floor. Coved and textured ceiling. UPVC double glazed window to rear.

### Outside

The entire front garden has been brick weaved to provide parking spaces. A shared passageway leads to a gate to the rear garden which is fully enclosed by fencing and landscaped with brick pathways, a circular paved patio area and a further large raised patio area with a brick built barbecue. Raised brick garden pond with power supply. Three brick built storage sheds.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

From the Gorleston office head South along the High Street. At the traffic lights turn right onto Church Lane, continue over the roundabout and at the traffic lights turn left into Magdalen Way where the property can be found on the left hand side.

### what3words

///leaky.running.unafraid

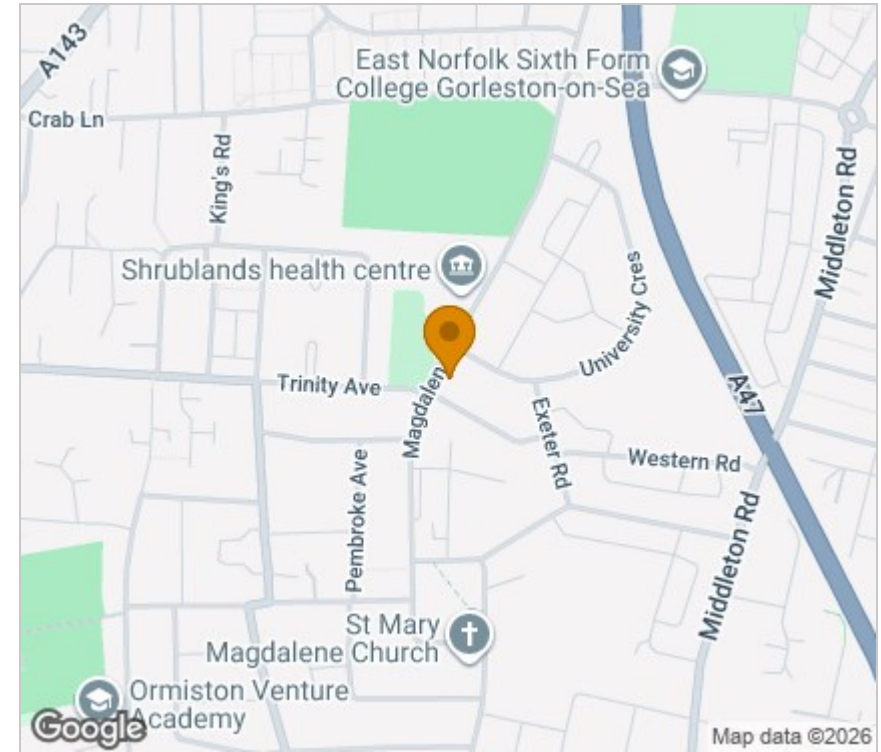
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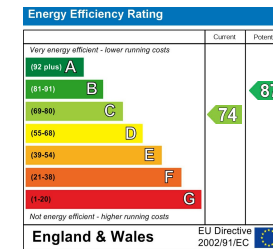
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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