



Aldreds
Estate Agents
aldrreds.co.uk
Register Interest
01493 664600

STUNNING 6 BEDROOM HOUSE
FOR SALE & READY
Viewing strictly by Appointment

SUPERS SPECIFICATION:

- Air source central heating - underfloor heating to ground floor
- 1st floor Office/Dining/Living room, Bakery, Incredible Sea Views
- Magnificent Master Bedroom Suite with walk-in wardrobe
- 5 Bedrooms & Family Bathroom
- Ground floor Family/games room with Utility & Cloakroom
- Garage & Gardens - 4325 sq ft

www.aldrreds.co.uk

70b Marine Parade, Gorleston, NR31 6EZ

£1,200,000





£1,200,000

70b Marine Parade , Gorleston, NR31 6EZ

- Luxury Six Bedroom Detached House
- Stunning sea views
- Westerley Facing Rear Garden
- Ample Off Road Parking With Generous Garage
- A Newly Crafted Home In This Highly Sought After Location
- Around 3,282 sq ft (305 sq m)
- Five Bathrooms
- Air Source Heating
- Open Plan Kitchen/Dining/Living Area
- Large Utility/Second Kitchen on Ground Floor

A truly exceptional six-bedroom detached home, newly crafted to the highest standard and ideally positioned within a highly sought after coastal location. Brand new and boasting breath taking sea views, this residence offers an outstanding blend of luxury, contemporary style and modern comfort.

Immaculately presented throughout, the property showcases a very generous open-plan kitchen/diner/lounge area, complete with direct access to a beautiful balcony, perfect for enjoying the surrounding views and creating an effortless indoor and outdoor flow.

The home features a full air-source heating system, with underfloor heating provided on the ground floor, for enhanced warmth and efficiency. Contemporary design, up-to-date finishes and exquisite attention to detail are evident in every room, with elegant oak effect herringbone flooring adding an extra touch of refinement to the ground level.

Externally, the property continues to impress with ample off-road parking and a generous garage, offering practicality and convenience rarely found at this standard.

This outstanding property must be viewed to be fully appreciated—an extraordinary opportunity to acquire a luxurious, modern coastal home in one of the area's most desirable settings.



Reception Hall 29'6" x 5'10" (8.99m x 1.78m)

Entrance door with double glazed smoked glass panel and double glazed smoked glass panels either side. A wide welcoming space with oak effect herringbone flooring and under floor heating. Under stairs recess. Staircase with glazed panels to first floor landing. Inset ceiling spotlights.

Living/Garden Room 18'4" x 17'0" (5.59m x 5.18m)

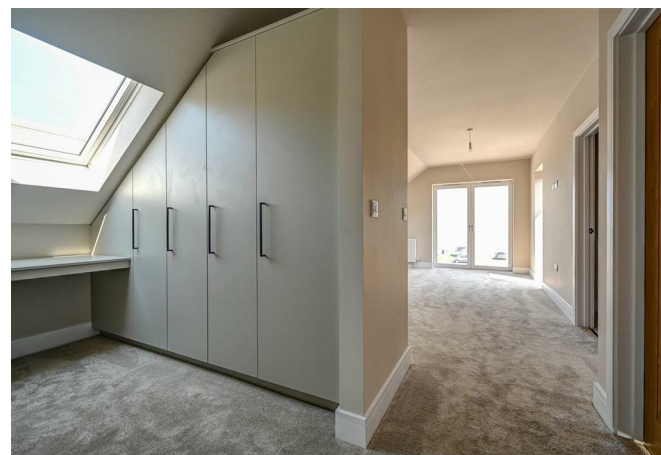
Continuation of oak effect herringbone floor with under floor heating, access to WC and utility room, double glazed windows to either side aspects, double glazed sliding door to rear aspects with access to rear garden.

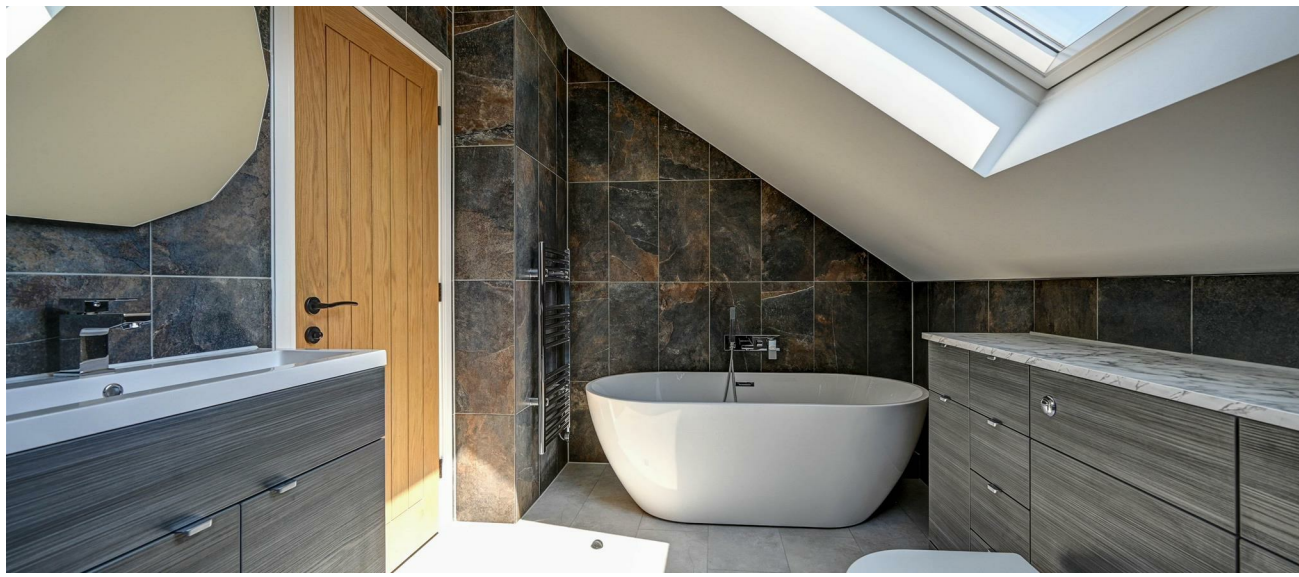
Cloakroom 5'3" x 4'5" (1.60m x 1.35m)

White WC with concealed cistern and wash basin with cupboard below. Arched fitted mirror. Oak effect herringbone floor. Extractor.

Utility Room 10'3" x 6'3" plus 5'8" x 5'4" (3.12m x 1.91m plus 1.73m x 1.63m)

Solid worktops and drainer with a Carron Phoenix sink and mixer tap. Matching up stands. Under worktop cupboards and drawers. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine and a further space for a condensing tumble dryer. Oak effect herringbone floor. Extractor. Inset ceiling spotlights. Double glazed window to rear aspect. Door with double glazed smoked a glass panel to side. Walk-in cupboard with a ecodan renewable heating system remotely controllable via the MELCloud App.





Bedroom 3 13'1" x 10'7" max, 10'0" min (3.99m x 3.23m max, 3.05m min)

Fitted carpet with under floor heating. Television point. Double glazed window to front aspect. Access to Jack and Jill shower room.

Bedroom 4 12'11" x 10'7" (3.94m x 3.23m)

Fitted carpet with under floor heating. Television point. Double glazed window to side aspect. Access to Jack and Jill shower room.

En-suite Shower Room 10'6" x 6'11" (3.22m x 2.11m)

Fully tiled walls and a large walk-in shower with a mixer shower, shower attachment and a rainfall fitting above. White wash basin with cupboard below. WC with concealed cistern. Fitted mirror. Tiled floor. Tall chrome towel radiator. Extractor. Inset ceiling spotlights. Double glazed smoked glass window to side.

First Floor Landing

Radiator. Staircase with glass panels to second floor landing. Double glazed window to rear aspect.

Kitchen/Dining/Living Room 28'8" max x 17'11" plus 17'4" x 11'5" (8.74m max x 5.46m plus 5.28m x 3.48m)

Solid worktop and drainer with a one and a half bowl stainless steel sink and mixer tap. Matching up stands. Below worktop cupboard and drawers. Integrated dishwasher. Shelved corner pantry with double power point and an automatic light. Separate integrated refrigerator and freezer. Built-in twin Samsung fan assisted ovens with cupboard above and drawer below. Large island unit with cupboard and drawers, a breakfast bar and a Samsung hob with an integral extractor. Oak effect herringbone floor. Two radiators. Television point. Inset ceiling spotlights in the kitchen area. Double glazed windows to front inside aspects. Double glazed door and double glazed sliding door doors to the balcony 3.28m x 2.84m (10'9" x 9'4") which has an external double electric plug socket and wall lighting.



Bedroom 5 11'10" x 10'3" (3.62m x 3.13m)

Fitted carpet. Television point. Double glazed window to rear aspect.

En-Suite Shower Room 6'10" x 3'9" (2.08m x 1.14m)

Fully tiled walls and a walk-in shower with sliding screen door, mixer shower with shower attachment and a rainfall fitting above. White wash basin with mixer tap and cupboard below. WC. Towel radiator. Extractor. Inset ceiling spotlights.

Bedroom 6 10'7" x 10'3" (3.23m x 3.12m)

Fitted carpet. Television point. Double glazed window to rear aspect.



Bathroom 10'6" x 6'10" (3.20m x 2.08m)

Fully tiled walls. White bath with mixer tap and shower attachment. Wash basin with mixer tap and cupboards below. WC with concealed cistern. Corner shower cubicle with a mixer shower, shower attachment and a rainfall fitting above. Chrome towel radiator. Extractor. Inset ceiling spotlights. Double glazed window to side.

Second Floor Landing

Radiator. Wireless controlled Velux double glazed skylight window.

Bedroom 1 16'6" x 13'8" including wardrobes (5.05m x 4.17m including wardrobes)

Fitted carpet. Fitted wardrobes and shelved cupboards. Radiator. Walk-in wardrobe/storage cupboard 2.01m x 1.45m (6'7" x 4'9"). Inset ceiling spotlights. Velux wireless controlled double glazed skylight window. Double glazed windows to front and side aspects.

Dressing Room 8'9" x 8'7" (2.67m x 2.62m)

Velux skylight window.

En-suite Bathroom

Fully tiled walls and a large walk-in shower with mixer shower, shower attachment and a rainfall fitting above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Large bath with mixer tap and shower attachment. Fitted mirror. Chrome towel radiator. Extractor. Inset ceiling spotlights. Velux double glazed skylight window.

Bedroom 2 15'4" x 10'4" (4.67m x 3.15m)

Radiator. Television point. Double glazed window to rear aspect. Walk-in dressing room 3.15m x 1.50m (10'4" x 4'11") with fitted shelves and hanging rails, radiator, wall lights.

En-suite Bathroom 8'8" x 8'0" (2.64m x 2.44m)

Fully tiled walls and a corner shower cubicle with mixer shower, shower attachment and a rainfall fitting above. Large bath with mixer tap and shower attachment. Wash basin with cupboard below. WC with concealed cistern. Fitted mirror. Chrome towel radiator. Extractor. Inset ceiling spotlights. Velux double glazed skylight window.



Outside

Block driveway with additional parking/turning space. EV Charger. Integral garage 6.43m x 3.43m max, 3.12m min (21'1" x 11'3" max, 10'3" min) with electric door, light and power, double glazed window to side. Pathways and lockable gates on both sides of the house lead to the rear garden which is west facing and laid to lawn with a large paved patio area. Air source heat pump. An armoured electric cable runs towards the rear boundary behind the air source heat pump, should a buyer require power for a shed or outside kitchen.

Tenure

Freehold.

Services

Mains water, electric, drainage, air source heating.

Council Tax

Great Yarmouth Borough Council - to be confirmed

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.

what3words

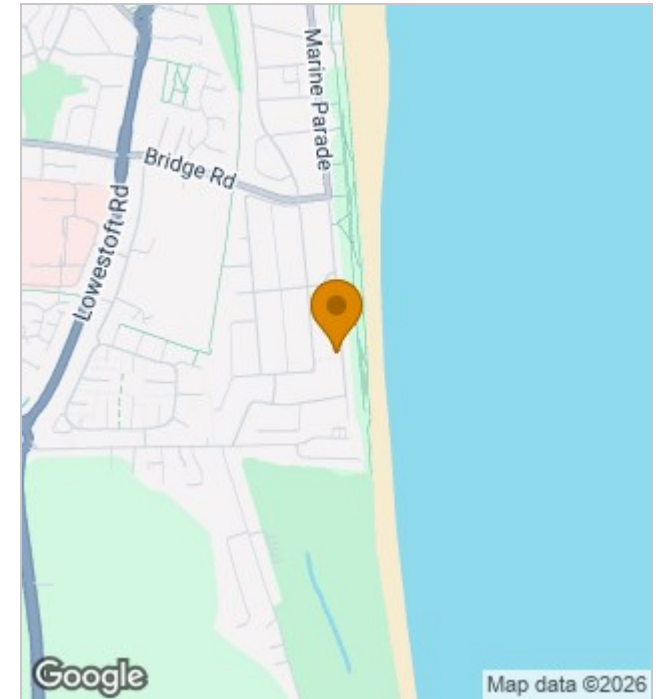
///playing.loopholes.sponsors

Ref: G18519/05/26

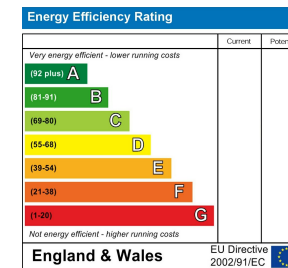
Floor Plans



Location Map



Energy Performance 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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA