

**Aldreds**  
Estate Agents



7 Blake Road  
, Great Yarmouth, NR30 4LT

£340,000



## 7 Blake Road

, Great Yarmouth, NR30 4LT

Aldreds are pleased to offer this substantial semi detached family house in a sought after location yards from the sea front, that offers a flexible layout of accommodation spread over three floors comprising of an entrance hall, open plan through living/dining/garden room, quality fitted kitchen/breakfast room, utility room, cloakroom, ground floor bedroom with en-suite shower room, first floor spacious landing serving two double bedrooms and a family bathroom. On the second floor is a master bedroom with en-suite shower room. Outside are generous front and rear gardens with a westerly rear aspect and driveway parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed entrance door, double glazed windows to side aspects, engineered wooden flooring, mirror finish vertical radiator, stairs to first floor with under stairs cupboard, doors leading off to:

### Open Plan Living/Dining/Garden Room

#### Living Room Area

13'3" x 12'4" (4.06 x 3.78 )

Plus double glazed curved bay window to front aspect and including the chimney breast, radiator, television point, engineered wooden flooring, open access to:

#### Dining Area

14'8" x 11'3" (4.49 x 3.43)

Radiator, sky light, engineered wooden flooring, open access to:

#### Garden Room Area

21'2" x 8'6" (6.46 x 2.60)

With a vaulted poly carbonate roof, double glazed windows and French doors to rear, engineered wooden flooring, wall mount tv point.

#### Kitchen/Breakfast Room

17'11" x 9'6" narrowing to 7'9" (5.47 x 2.91 narrowing to 2.38)

Quality fitted kitchen with modern coloured finish wall and matching base units wit granite work surfaces over, under counter stainless steel sink with adjacent half size under counter sink with hot and cold tap, space and plumbing for a dishwasher, recess with space for a gas range cooker with extractor hood over, fitted breakfast bar seating area, tiled walls, engineered wooden flooring, spot lights, vaulted ceiling, double glazed window to rear, sliding door to:

#### Utility Room

14'6" x 6'11" maximum (4.43 x 2.13 maximum)

Matching coloured finish wall and base units with granite work surfaces over, part tiled walls, inset circular bowl stainless teel sink. space and plumbing for a washing machine and recess for a tumble dryer, engineered wooden flooring, radiator, spot lights, double glazed French doors to rear, open access to:

#### Cloakroom

5'3" x 3'10" (1.61 x 1.17)

Currently unfinished with plumbing available for a sink and low level wc.

#### Bedroom 2

14'11" x 6'11" (4.57 x 2.12)

Double glazed French doors to front entrance, radiator, engineered wooden flooring, sliding door to:

#### En-Suite Shower Room

6'11" x 3'11" (2.12 x 1.21)

Tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, extractor fan.

#### First Floor Spacious Landing

15'7" x 8'2" (4.76 x 2.49 )

Including the stairwell and staircase to first floor with under stairs storage, double glazed windows to front and side aspects, radiator, doors leading off to:





#### Bedroom 3

12'5" x 11'5" (3.79 x 3.48)

Including the chimney breast plus a curved double glazed bay window to front aspect, radiator, wall mount tv point.

#### Bedroom 4

11'4" x 11'3" (3.47 x 3.44)

Double glazed window to rear aspect, radiator.

#### Family Bathroom

8'0" x 7'10" (2.46 x 2.39)

Luxury suite with a stan alone oval bath with shower mixer tap, tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, radiator, extractor fan, frosted double glazed window to rear aspect.

#### Second Floor Small Landing

Double glazed window to side aspect, door to:

#### Master Bedroom

14'2" x 10'6" (4.32 x 3.21)

Plus walk in storage cupboard, two eaves built in storage cupboards, double glazed dormer window to rear aspect, radiator, door to:

#### En-Suite Shower Room

8'10" x 4'4" (2.70 x 1.34)

Tiled shower cubicle with electric shower fitting, low level wc, chrome towel rail/radiator, vanity unit with inset wash basin, tiled walls and flooring. Velux double glazed sky light, cupboard housing the gas boiler.

#### Outside

To the front of the property is a low maintenance block pavior garden/parking area with side borders. At the rear is a generous westerly facing rear garden with a large sun terrace beyond which is a lawned garden with established planted borders.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

#### Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Barnard Crescent, turn left into Barnard Avenue, continue over the Barnard Bridge, turn right and immediately right and continue to the bottom into Blake Road where the property can be found three quarters of the way down on the right hand side.

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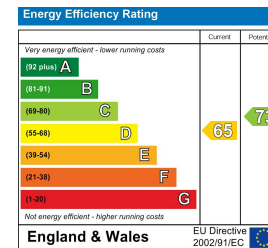
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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