

Aldreds
Estate Agents



17 Marine Crescent, Great Yarmouth, NR30 4ET

£700,000





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- Substantial Detached Residence
- Superb Kitchen/Breakfast Room With Aga
- En-Suite, Family Shower Room & Wet Room
- Two Further Large Reception Rooms
- West Facing Established Rear Garden
- Prime Sea Front Location
- Four Double Bedrooms
- Panoramic Sea Views
- In & Out Driveway & Garage
- Beautifully Presented Throughout

Aldreds are pleased to offer this rare opportunity to acquire a substantial detached residence in a prime location providing sea views from the front of the property. The house has been very well maintained and beautifully presented with accommodation comprising of a spacious reception hall, large lounge, dining/sitting room, kitchen/breakfast room with gas Aga, utility room, wet room, cloakroom, first floor landing leading to a master bedroom with en-suite shower room, three further good size bedrooms, family shower room with new suite. Outside a sweeping in and out drive provides off street parking and access to a tandem double length garage and a generous established west facing garden to the rear. An early viewing is recommended to appreciate the space on offer with this delightful property.



Reception Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, fitted carpet, doors leading off:

Cloakroom

Low level wc, wash basin, radiator, frosted double glazed window to front aspect.

Sitting/Dining Room 16'0" x 13'11" (4.88 x 4.24)

Including the double glazed bay window to front aspect, ornate brick fireplace with oak mantle, two radiators, double glazed window to side aspect, tv point.

Lounge 24'4" x 14'0" (7.42 x 4.27 (7.41 x 4.26))

Including the fireplace with coal effect living flame gas fire, tv point, two radiators, double glazed window to side aspect, double glazed windows and French doors on to the garden and terrace.





Kitchen/Breakfast Room

Extensively fitted with a range of walnut finish shaker style wall and matching base units with work surface over, under cabinet lighting, island unit with built in storage, recess with a gas Aga cooking range, wall mounted Vaillant gas boiler, one and a half bowl single drainer sink unit, radiator, double glazed windows to rear aspect, part double glazed pvc entrance door to side, vinyl flooring, part tiled walls, door to:

Utility Room 10'7" maximum x 10'2" (3.23 maximum x 3.10)

Matching walnut finish wall and base units with work surface over, inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine and dishwasher, part tiled walls, radiator, double aspect double glazed windows, double glazed rear entrance door, personal door in to the garage, door to:

Wet Room 7'7" x 5'1" (2.31 x 1.55)

Tiled floor with floor drain and Mira shower fitting over (currently unused), tiled walls, low level wc, wash basin, radiator, frosted double glazed window to rear aspect.



First Floor Split Level Landing

Large frosted double glazed window to side aspect, radiator, access to the insulated loft space, built in airing cupboard, doors leading off:

Bedroom 1 18'0" x 14'0" (5.49 x 4.27)

Including the en-suite in the corner of the room, double glazed window to rear aspect, radiator, tv point, door to:

En-Suite Shower Room 8'7" x 6'4" (2.62 x 1.93)

Off set from the master bedroom with water proof floor membrane and twin shower head shower, vanity unit with wash basin, low level wc with concealed cistern, extractor fan, chrome towel rail/radiator, frosted double glazed window to side aspect.

Bedroom 2 16'1" x 14'5" (4.90 x 4.39)

Including the double glazed bay window to front aspect providing panoramic sea views, chimney breast, radiator, double glazed window to side aspect.

Bedroom 3 12'2" x 8'11" (3.71 x 2.72 (3.72 x 2.73))

Double glazed window to front aspect providing panoramic sea views, radiator.

Bedroom 4

Double glazed window to rear aspect, radiator.

Family Shower Room 8'8" x 6'11" (2.64 x 2.11 (2.65 x 2.10))

Refurbished with a walk in tiled shower cubicle with mains fed shower fitting, pink finish vanity unit with inset wash basin and adjacent low level wc with concealed cistern, electric shaver point, radiator, frosted double glazed window to side aspect.

Outside

To the front of the property an attractive paved in and out driveway provides ample off street car parking and access to the tandem double length garage 10.94m x 2.97m with electric up and over door, power and lighting. To the rear of the property a generous west facing established garden comprises of a full width raised paved terrace with steps down to the remainder of the garden which is mainly lawned with established borders and enclosed on all boundaries. There is also a useful summerhouse/storage.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'G'

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 * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

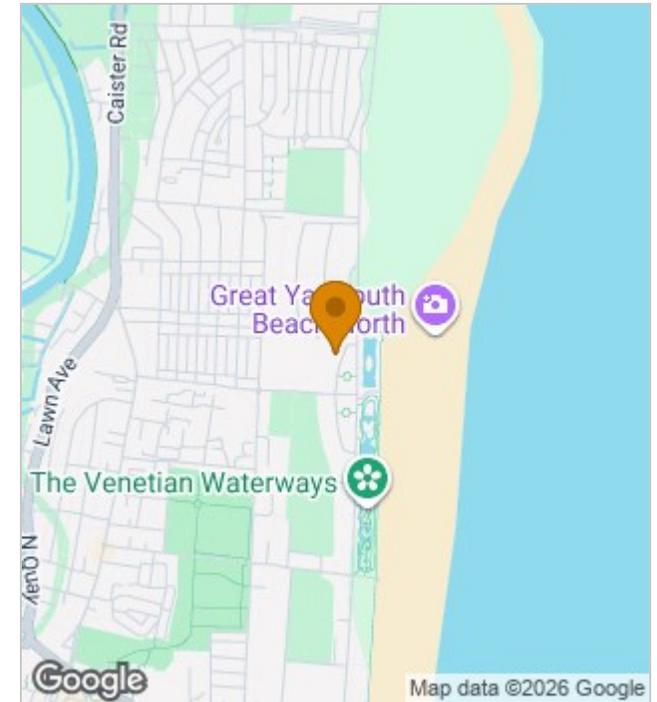
From the Yarmouth office head north along North Quay, continue over the roundabout, continue past the White Swan Public House, continue into Lawn Avenue, continue over the traffic lights into Caister Road, after a couple of hundred yards take the third turning right in to Barnard Crescent and follow round to the left in to Barnard Avenue. Continue to the sea front and turn right on to North Drive. Take the third tuning on the right in to Marine Crescent.

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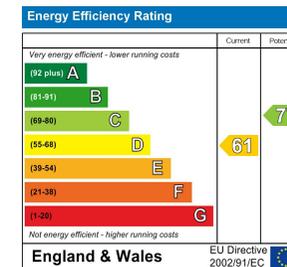
Floor Plans



Location Map



Energy Performance 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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@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