



St. Andrews Road, Gorleston Great Yarmouth NR31 6LT

welcome to

St. Andrews Road, Gorleston Great Yarmouth

*****OPEN HOUSE SATURDAY 14th MARCH - 10am-11am***** A spacious three-bedroom end-terrace home is arranged over three floors and is presented to an exceptional standard throughout, offering generous and versatile accommodation, ideal for a growing family living.



Entrance Hall

Double glazed uPVC entrance door to front aspect. radiator, LED spotlighting, carpeted stairs to first floor landing, and door to..

Lounge

12' 5" x 10' 9" (3.78m x 3.28m)

A welcoming living area, comprising of double glazed bay fronted window. Wood laminate flooring, radiator, wall sockets, ceiling light, coved ceiling, TV point, and internal bi-fold doors into..

Dining Room

13' 9" x 8' 11" (4.19m x 2.72m)

Wood laminate flooring, radiator, ceiling light, understairs storage cupboard, arch way to conservatory & kitchen

Conservatory

9' 3" x 7' 11" (2.82m x 2.41m)

uPVC & brick built conservatory with DG wrap around windows & Bi-Fold doors to rear aspect, tiled flooring & spotlights

Kitchen

13' 8" x 11' 9" (4.17m x 3.58m)

A spacious, modern & well-appointed L-Shaped kitchen, with double glazed Velux window and further window to side aspect. An extensive range of wall/base and drawer units, with complimentary roll top wood laminate worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, Built in electric oven, hob & concealed extractor over, space for free standing American style fridge/freezer, space for undercounter dishwasher & cooler fridge, power points, ceiling light & wood effect laminate flooring

Utliity Room

8' x 4' (2.44m x 1.22m)

uPVC double glazed door to rear aspect. Space and plumbing for washing machine and tumble dryer

Family Bathroom

10' 4" x 6' 10" (3.15m x 2.08m)

Modern 4 piece bathroom suite with opaque window

to to rear aspect, built in shower cubicle with chrome rainfall shower head attachment, panelled bath, wash hand basin with vanity unit under, combination unit with W/C, laminate flooring, LED spotlighting, heated towel radiator, extractor fan, storage unit, waterproof shower panels

First Floor Accommodation Landing

Double glazed window to side aspect, carpeted flooring, LED spotlighting, and doors allowing access to bedrooms 2,3, and W/C

W/C

Off landing - W/C, corner wash hand basin & laminate flooring

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

2 x double glazed windows to front aspect, carpeted flooring, built in wardrobe, radiator, LED spotlighting & wall sockets

Bedroom Three

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed windows to rear aspect, carpeted flooring, built in wardrobe, wall sockets, radiator & LED spotlighting

Second Floor Accomodation

Landing to second floor with carpeted flooring & ceiling light

Master Bedroom

12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed Velux window. Carpeted flooring, ceiling lights, radiator, built in storage cupboard, and eves storage

Exterior

A spacious and well-presented rear garden, with timber and brick-post boundary, providing added privacy. The garden is predominantly laid to lawn with an expansive paved patio area, providing ample space for outdoor seating, and entertaining.

Complementing the patio is an Astroturf lawned area, ensuring minimal upkeep, and a timber-built storage shed is positioned to the side. To the front of the property, a concrete driveway provides secure off-road parking for upto two vehicles.

Agents Notes

Solar Panels - Yearly income 2023 £800

New Boiler Fitted - 2022

Double Glazing Replaced 2018



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welcome to

St. Andrews Road, Gorleston Great Yarmouth

- OPEN HOUSE SATURDAY 14th MARCH - 10am-11am.
A Well-Presented Three Bedroom End-Terrace Property
- Well Maintained South Facing Garden
- Driveway to Front, for Secure Off-Road Parking
- Conservatory, Offering Garden Views
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in excess of



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA108140](https://www.williamhbrown.co.uk/Property/WEA108140)



Property Ref:
WEA108140 - 0002

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