



**Paget Crescent, Gorleston Great Yarmouth NR31 7RP**

**welcome to**

## **Pageet Crescent, Gorleston Great Yarmouth**

A modern well renovated 4/5 bedroom detached property. Located within the desirable coastal town of Gorleston-On-Sea, close to amenities & the Norfolk & Suffolk Broads



## **Entrance Hall**

A spacious & welcoming entrance hall, with DG door to front aspect, wood laminate flooring, radiator, understairs storage cupboard, ceiling light, understairs W/C & carpeted stairs to first floor landing

## **Study**

10' 1" x 6' 2" ( 3.07m x 1.88m )  
DG window to front & side aspect, bespoke blinds, wood laminate flooring, radiator, wall sockets & ceiling light

## **Lounge**

15' 2" x 15' 2" ( 4.62m x 4.62m )  
A perfect central gathering hub, for relaxing or entertaining.  
2 x DG windows to front & uPVC French doors with access to conservatory, bespoke blinds, wood laminate flooring, 3 x radiators, ceiling light, wall sockets, TV point & feature electric fireplace & surround

## **W/C**

Opaque DG window to side aspect, corner wash hand basin with mixer tap, vanity unit under & tiled splashback, W/C, ceiling light & wood laminate flooring

## **Dining Room**

DG window to side aspect, bespoke blinds, radiator, wood laminate flooring, ceiling light & wall sockets

## **Kitchen**

12' 10" x 14' 2" ( 3.91m x 4.32m )  
A modern & well-appointed kitchen, with DG windows, bespoke blinds. A range of wall and base units & complimentary marble effect work surfaces over, built in double oven/gas hob & extractor over, 1.5 bowl composite sink & drainer with chrome twin handle flexi spray, space for free standing fridge/freezer, tiled effect vinyl flooring, partially tiled walls, power points & arch way with access to:

## **Utility Room**

5' 1" x 5' ( 1.55m x 1.52m )

DG uPVC single door to rear aspect, wall & base units with countertop, plumbing for washing machine & dishwasher, tiled effect vinyl flooring & wall mounted boiler

## **First Floor Accommodation**

### **Landing**

2x DG windows to rear aspect, bespoke blinds, carpeted flooring, cupboard housing water tank & loft access

### **Bedroom One**

16' 3" x 10' 11" ( 4.95m x 3.33m )  
x DG windows to side & 1x window to front aspect, built in wardrobe/cupboard, radiator, ceiling light, wall sockets, wood laminate flooring & door to:

### **En-Suite**

A modern suite comprising opaque DG window to front aspect, wash hand basin with vanity under, shower cubicle with glass sliding door, W/C, wood laminate flooring & radiator

### **Bedroom Two**

DG window & skylight to side aspect, carpeted flooring, radiator, ceiling light, wall sockets & storage cupboard

### **Bedroom Three**

13' 3" x 8' 9" ( 4.04m x 2.67m )  
DG window to front aspect, carpeted flooring, radiator, ceiling light, wall sockets & built in storage cupboard

### **Family Bathroom**

Opaque DG window to rear aspect, W/C, wash hand basin, paneled bath with shower over, wood laminate flooring

### **Bedroom Four**

13' 3" x 6' 2" ( 4.04m x 1.88m )  
DG window to front aspect, carpeted flooring, wall sockets, radiator & ceiling light

## **Conservatory**

11' 3" x 8' 10" ( 3.43m x 2.69m )  
uPVC & brick built conservatory, with glass roof & wrap around windows, tiled effect vinyl flooring, fan ceiling light & uPVC French doors giving access to rear garden

## **Rear Garden**

Fully enclosed rear garden with timber fencing & block post surround, mostly laid with shingle, small patio area, perfect for outdoor dining, stepping stone pathway & door giving access into double garage



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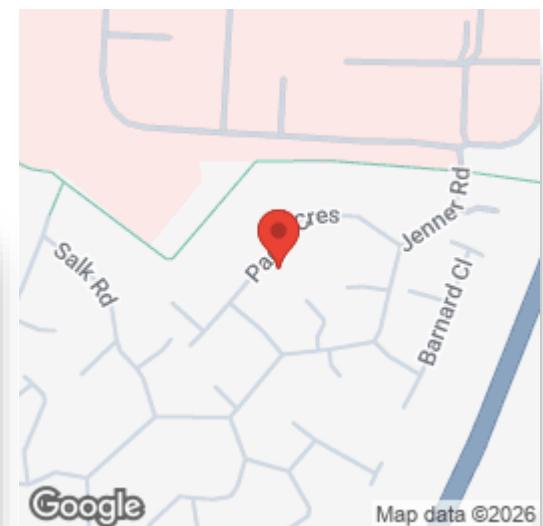
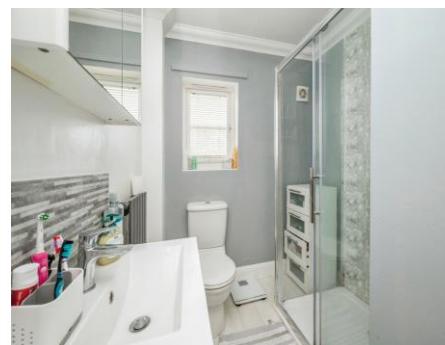
## Paget Crescent, Gorleston Great Yarmouth

- Fantastic 4/5 Bedroom Family Home
- \*\*\*CHAIN FREE\*\*\*
- Double Glazing & Gas Central Heating
- Close to Amenities, Gorleston's Beach & James Paget Hospital
- Double Garage & Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£350,000**



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Property Ref:  
WEA108125 - 0002

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