



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



**welcome to**

**Paget 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



***view this property online*** [williamhbrown.co.uk/Property/WEA108125](http://williamhbrown.co.uk/Property/WEA108125)



**welcome to**

## **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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WEA108125](http://williamhbrown.co.uk/Property/WEA108125)



Property Ref:  
WEA108125 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01493 661999**



[Gorleston@williamhbrown.co.uk](mailto:Gorleston@williamhbrown.co.uk)



142 High Street, Gorleston, GREAT  
YARMOUTH, Norfolk, NR31 6RB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**