

Aldreds
Estate Agents



29 Victoria Road
Gorleston, NR31 6EF
£345,000



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This beautifully extended three-bedroom semi-detached house is set within a highly desirable Gorleston location. The thoughtfully arranged accommodation includes a stylish modern kitchen/diner, generous loft space, and a master bedroom with en-suite, complemented by further bedrooms and a contemporary family bathroom.

Externally, the property offers ample off-road parking with a detached garage around to the rear. Ideally positioned close to a range of local amenities, excellent transport links, and within easy reach of the award-winning Gorleston Beach, renowned for its wide sandy shoreline and scenic promenade, this superb home perfectly combines refined living with everyday convenience.

Entrance Hall

Tile floor, double glazed windows to front and side, double glazed door to front at an angle, access to lounge, kitchen/diner, under stairs cupboard and cloakroom, stairs to first floor.

Lounge

13'11" x 10'11" (4.26m x 3.35m)

Carpet floor, double glazed half bay window to front, radiator.

Kitchen/Diner

19'5" x 18'1" (max) | shaped room (5.94m x 5.53m (max) | shaped room)

Tile floor, double glazed windows to side and rear, 2 radiators, double doors to rear garden room with additional side door. Solid quartz countertops, over and under counter storage, integrated appliances including: double oven and grill, five ring gas hob with extractor fan, washing machine, tumble dryer, dishwasher, wine fridge, inset sink with mixer tap, space for American style fridge freezer, spotlights.

Garden Room

10'0" x 10'0" (3.07m x 3.05m)

Laminate floor, double glazed windows and door to rear, polycarbonate sloped roof, radiator.

Cloak Room

Tile floor, small double glazed window to side, WC, basin.

Landing

Carpet floor, loft hatch with drop down ladder, access to 3 bedrooms and bathroom, double glazed window to side.

Bedroom 1

14'0" x 9'1" (plus wardrobe space) (4.29m x 2.79m (plus wardrobe space))

Carpet floor, double glazed half bay window to front, fitted wardrobes, radiator, access to en suite.

En Suite

Vinyl floor, WC, basin with vanity storage, rectangle shower cubicle with wall mounted shower.





Bedroom 2

11'10" x 10'0" (3.63m x 3.05m)

Carpet floor, double glazed double window to rear, radiator.

Bedroom 3

7'4" x 6'7" (2.26m x 2.03m)

Carpet floor, double glazed curved corner windows to front and side, radiator.

Bathroom

Vinyl floor, double glazed windows to side, built in storage cupboard, WC, bath tub with wall mounted shower and screen, his and hers basins with large vanity, heated towel rail.

Garage

16'11" x 8'3" (5.18m x 2.54m)

Concrete floor, electric connection, up and over door, double glazed window, access door.

Outside Front

Brick weave drive decorative shrubs, access to garage, access gate to rear garden, brick wall boundaries.

Outside Rear

Combination of grass lawn, decking and brick weave floor, decorative shrubs, timber fence boundaries, side access to garage, timber summer house.

Tenure

Freehold

Services

Mains gas, water, electric, drainage

Council Tax

Great Yarmouth Borough Council - Band C

Location

Gorleston is a coastal town 2 miles from Great Yarmouth center and has a varied selection of local shops * Golf Course * Modern District Hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

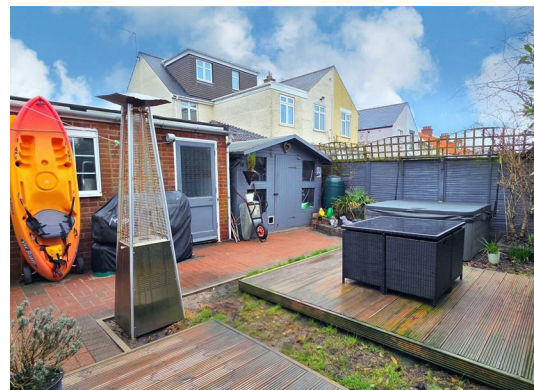
From Gorleston High Street, proceed onto Lowestoft Road and continue onto Victoria Road. The property will be located on the left-hand.

What 3 Words

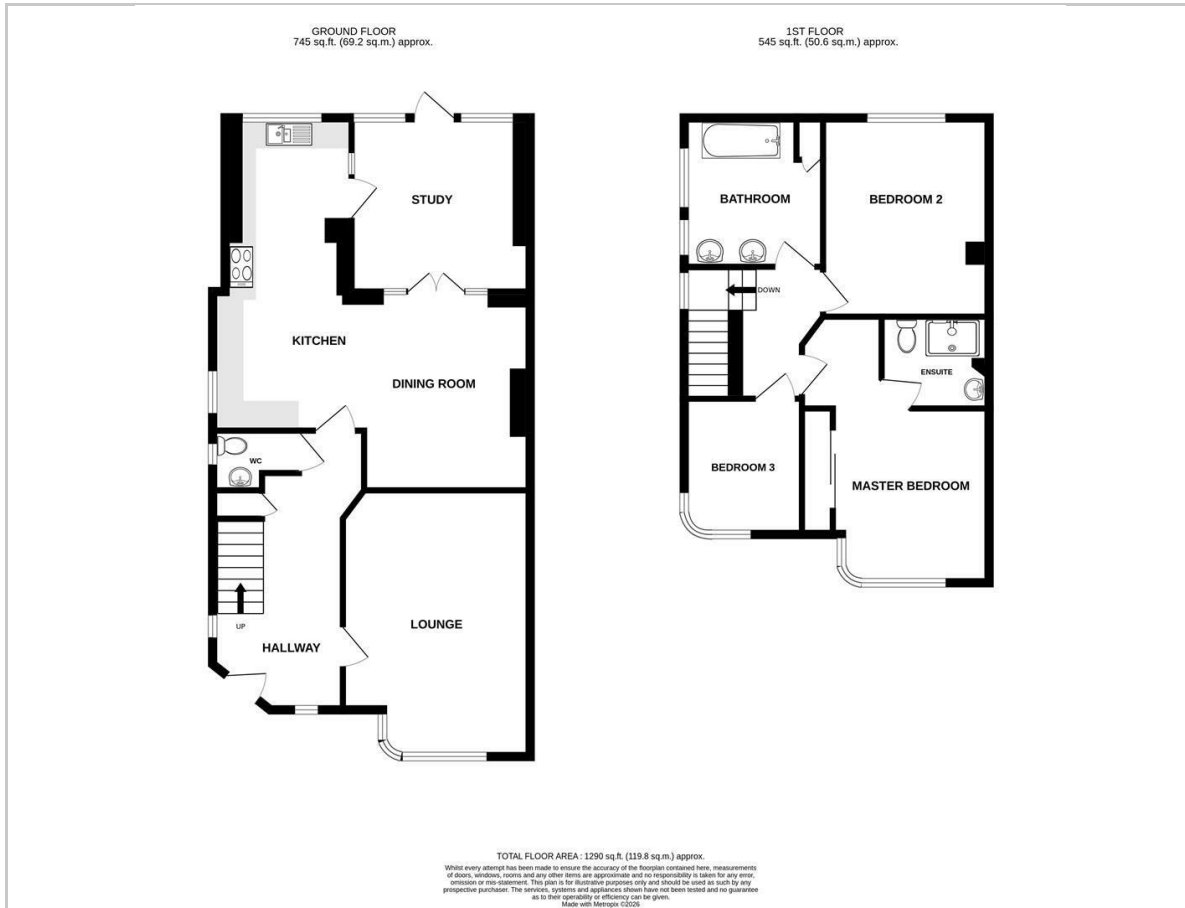
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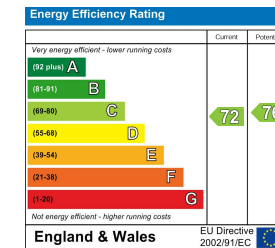
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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