

**Aldreds**  
Estate Agents



12 Sandringham Avenue

Great Yarmouth, NR30 4DY

£265,000



## 12 Sandringham Avenue

Great Yarmouth, NR30 4DY

WE STRONGLY RECOMMEND AN INTERNAL VIEWING OF THIS LOVELY PROPERTY IN A SOUGHT AFTER LOCATION Situated in this sought after residential locality to the north of Great Yarmouth, we offer an extra spacious well presented semi-detached family home enjoying the benefits of gas central heating, Upvc sealed unit double glazing and with fitted carpets where laid included in the asking price. This most attractive property has undergone some improvement works recently which include a renewed bathroom suite and kitchen fittings, several new carpets and new Upvc sealed unit double glazed French style doors in the lounge. The property also enjoys a delightful west facing rear garden. The property is offered with no upward chain. Early viewing is strongly recommended.

### Spacious Entrance Hall

Part double glazed pvc entrance door, radiator, attractive extra wide staircase with deep under stairs storage cupboard, wood effect laminate flooring, doors leading off to:

### Sitting Room

16'2" x 13'4" (4.93 x 4.06)

Including the chimney breast with a moulded fire surround and inset coal effect electric fire, fitted carpet, TV aerial point, coving to ceiling, double glazed box bay window to front aspect, corner base cupboard with shelving above.

### Lounge/Dining Room

21'3" maximum x 15'10" maximum (21'4" x 15'11") (6.50 maximum x 4.85 maximum (6.52 x 4.87))

Including two chimney breasts, one with a red brick fireplace and matching side display area, two radiators, fitted carpet, TV aerial point, coving to ceiling, double glazed window and French doors to rear garden, door to:

### Kitchen

16'8" x 5'3" (5.09 x 1.62)

Fitted kitchen with wood grain finish wall and matching base units with roll top work surfaces over, built in electric oven, four ring electric hob and incorporated extractor hood over, tiled flooring, part mosaic tiled walls, space and plumbing for a washing machine, single drainer white cast sink with mixer taps, double aspect double glazed windows, part double glazed pvc door to rear.

### First Floor Spacious Landing

Radiator, fitted carpet, access to the loft space, doors leading off to:

### Bedroom 1

13'0" x 13'4" (3.96 x 4.06 (3.97 x 4.09))

Including the chimney breast, radiator, fitted carpet, airing cupboard housing the pre-insulated hot water cylinder and gas boiler.

### Bedroom 2

12'3" x 9'11" (3.73 x 3.02 (3.74 x 3.03))

Including the chimney breast, fitted carpet, radiator, coving to ceiling, TV aerial point, double glazed window to rear aspect.





### Bedroom 3

10'11" x 8'5" (3.33 x 2.57)

Radiator, fitted carpet, double glazed window to rear aspect.

### Bedroom 4/Study

7'6" x 4'6" (2.29 x 1.37)

Double glazed window to front aspect, radiator.

### Shower Room

Modern suite comprising walk in shower cubicle with aqua panelled walls and mains fed shower, low level wc, vanity unit with inset wash basin, frosted double glazed window, vinyl flooring, radiator.

### Outside

To the front of the property is a low maintenance shingled garden with concrete perimeter pathway with double gates providing access to the side driveway and beyond to the single garage with up and over door, power and lighting. A gated access leads in to the generous rear garden which is split level with a raised paved sun trap terrace with steps down to a lawn with established side borders. The rear garden is fully enclosed and faces a westerly direction.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

### Directions

From Haven Bridge proceed north along North Quay to the roundabout, proceed directly over onto Lawn Avenue which then becomes Caister Road, proceed approximately ¼ mile turning right into Barnard Crescent, then left into Barnard Avenue, proceed almost to the brow of the hill and turn right into Sandringham Avenue at the North Denes garage and the property is situated on the right hand side.

Ref: Y12471



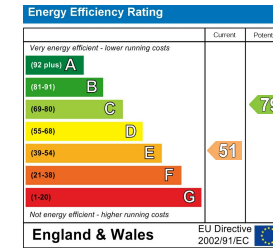
## Floor Plan



## Area Map



## Energy Efficiency 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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