



Manby Road, Gorleston Great Yarmouth NR31 0PQ

welcome to

Manby Road, Gorleston Great Yarmouth

Where coastal living meets convenience. William H Brown are delighted to present to you this well presented 2 bed mid-terraced property. This stunning family home is situated within the desirable location of Gorleston-On-Sea



Porch

Double glazed uPVC entrance door to side aspect. Further glazed door allowing direct access to:

Lounge/Dining Room

22' 5" x 11' 5" (6.83m x 3.48m)

A welcoming open-plan living and dining area, comprising off double glazed window to front aspect.

Lounge:

Wood laminate flooring, smooth plastered ceiling, wall sockets, TV point, radiator, 2 x inset alcoves, coved ceiling, and feature cast iron fireplace with wooden surround and tiled hearth

Dining Room:

Double glazed window to rear aspect. Wood laminate flooring, ceiling light, smooth plastered ceiling, wall sockets, radiator, coved ceiling, empty space understairs could be transformed into a built in cupboard to maximize storage or functional home office. Carpeted stairs to first floor landing, and glazed door to:

Kitchen

12' 3" x 10' 7" (3.73m x 3.23m)

A spacious, modern and well-appointed kitchen, with double glazed window to rear and uPVC door to side, allowing access to courtyard garden.

An extensive range of wall and base units, with complimentary wooden worksurfaces over, space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer, electric oven and hob, with canopied extractor hood over, partially tiled walls, composite 1.5 bowl sink and drainer with mixer taps, Herringbone style vinyl flooring, ceiling light, wall sockets, coved ceiling and door to:

Family Bathroom

A modern 3-piece suite with opaque double-glazed window to side aspect. Panelled bath with thermostatic square head rainfall shower over, hinged black frame shower screen, wash hand basin

with floating vanity storage unit under, W/C, chrome heated towel radiator, coved ceiling, decorative vinyl flooring, smooth plastered ceiling, extractor fan, ceiling light, and partially tiled walls

First Floor Accommodation

Landing: Carpeted flooring, ceiling light, smooth plastered ceiling, and doors allowing access to first floor bedrooms

Master Bedroom

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to front aspect. Carpeted flooring, coved ceiling, ceiling light, wall sockets, smooth plastered ceiling, and radiator

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, smooth plastered ceiling, radiator, coved ceiling, and access to loft hatch

Courtyard

Enclosed courtyard area, with brick wall boundary, gated access allows easy exit and entry from the rear.



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welcome to

Manby Road, Gorleston Great Yarmouth

- 2 Bedroom Mid-Terraced House
- Double Glazing & Gas Central Heating
- Ready to be Enjoyed by its New Owners
- Charming Courtyard Garden
- Spacious Open Plan Lounge and Dining Area

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



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Property Ref:
WEA108100 - 0004

 william h brown



01493 661999



Gorleston@williamhbrown.co.uk



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



williamhbrown.co.uk