

Aldreds
Estate Agents



13 Bernard Road, Gorleston, NR31 6EG

£355,000





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- Mid Terraced House with Large Garage
- Short Stroll to Gorleston Beach
- Kitchen
- Conservatory
- Gas Central Heating & UPVC Double Glazed Windows
- 3 Bedrooms
- Sitting/Dining Room
- Utility Room
- First Floor Bathroom
- South Facing Rear Garden

This traditional 3 bedroom mid terraced house is a short stroll from award winning Gorleston beach and tucked away off Marine Parade with a large detached garage which could provide an ideal workshop/studio space, and a south facing rear garden. The property offers chic and modern decor throughout with potential for a loft conversion (subject to planning). Perfect for an owner occupier, second home or luxurious holiday let.



Entrance Hall

Hardwood entrance door with double glazed panel and double glazed panel above. Engineered oak wood flooring. Designer radiator. Electronic thermostat control for heating. Built-in under stairs storage cupboard. Staircase to first floor landing. Picture rail. Smooth plaster ceiling.

Sitting Room 12'5" x 10'8" (3.78m x 3.25m)

Fitted carpet. Designer radiator. Period style fireplace with pine wood surround, patterned tile inlay and a tiled hearth. Low fitted cupboard in recess with book/display shelves above. Coving. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Dining Area 11'11" x 9'2" (3.63m x 2.79m)

Engineered oak wood flooring. Designer radiator. Coving. Smooth plaster ceiling. Glazed panel doors to conservatory.





Kitchen 9'2" x 8'0" (2.79m x 2.44m)

Wood effect worktops with matching upstands and soft close cupboards and drawers below. White one and a half bowl single drainer sink with a mixer tap. Matching wall cupboards with concealed lighting below. Integrated dishwasher. Tile effect floor. Window through to conservatory. Opening through to utility room.

Utility Room 7'4" x 4'10" (2.24m x 1.47m)

Wood effect worktops with cupboard below. Matching wall cupboard and tall cupboard with a wall mounted gas fired combination boiler. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Tile effect floor. Smooth plaster ceiling. UPVC double glazed window to rear.

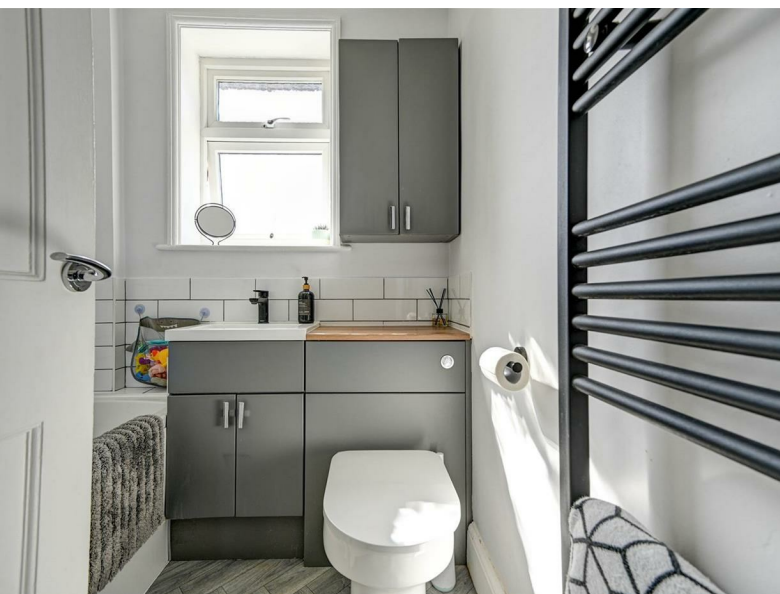
Conservatory 13'9" x 7'8" (4.19m x 2.34m)

Radiator. Laminate floor. Polycarbonate roof. UPVC double glazed windows to rear aspect. UPVC door with double glazed panel leading out to a large decked patio area and the rear garden.

First Floor

Landing

Picture rail. Smooth plaster ceiling. Loft access hatch with loft ladder.



Bedroom 1 11'11" x 10'3" to wardrobe front (3.63m x 3.12m to wardrobe front)

Radiator. Large built-in wardrobe along one wall with four sliding doors (two mirrored). Picture rail. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

Bedroom 2 10'8" x 10'6" (3.25m x 3.20m)

Radiator. Picture rail. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Bedroom 3 7'11" x 7'0" (2.41m x 2.13m)

Radiator. Picture rail. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Bathroom 5'11" x 5'11" (1.80m x 1.80m)

Panelled bath with mixer shower above, shower attachment and a waterfall fitting above. Shower screen. Wash basin with cupboard below. WC with concealed cistern. Fitted wall cupboard. Black towel radiator. Smooth plaster ceiling. UPVC double glazed window to rear.

Outside

The front garden has been shingled for low maintenance with shrubs and a pathway leads to the front entrance door. The rear garden is South facing and laid to lawn with shrub border and a large decked patio area to the immediate rear of the property with pergola. Towards the rear boundary and accessed by a lane from the rear is a large detached garage 5.28m wide x 4.80m deep (17'4" wide x 15'9" deep)

with a 2.79m (9'2") wide up-and-over door, light and power, UPVC double glazed window and door to the rear garden.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre 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 the Gorleston office head south along the High Street. Continue over the traffic lights into Lowestoft Road. Proceed up the hill and past Tesco Express, following the road to the end and round to the left into Park Road, at the end of Park Road, turn right into Marine Parade and then take the second turning on the left into Bernard Road where the property will be found on the left hand side.

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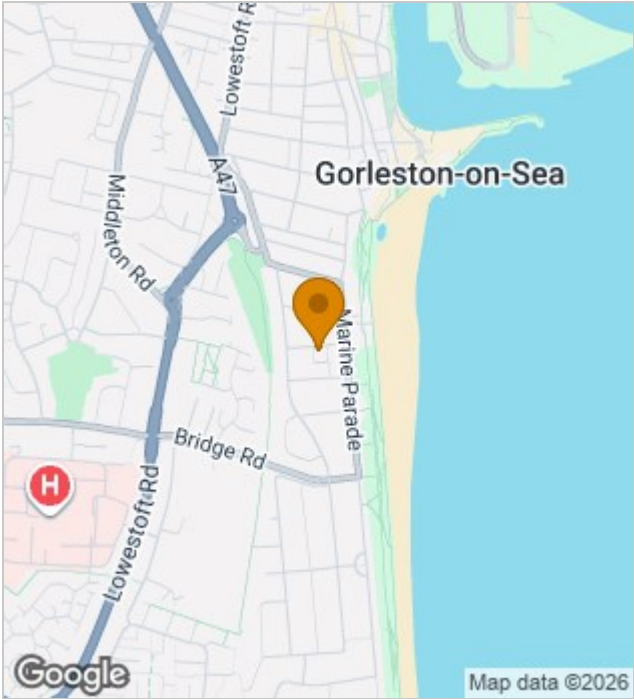
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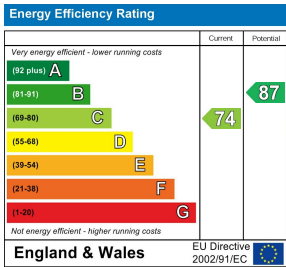
Floor Plans



Location Map



Energy Performance 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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