Aldreds
Estate Agents

5 Seafield Close

Great Yarmouth NR30 3JN

Offers In Excess Of £450,000-£475,000

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Aldreds are pleased to offer this highly individual, superbly presented detached residence that has been extended to provide a blend of a modern open plan layout combined with flexibility in a sought after location yards from the sea front. At the rear of the property there are bi-fold doors opening on to a full width low maintenance covered terrace providing an ideal all year round space to relax in. The accommodation comprises of an entrance porch leading to the reception hall, cloakroom, games room/lounge, separate sitting room which opens through to the stunning open plan kitchen/dining/living room and beyond to a snug/bedroom four. On the first floor a spacious landing serves three good sized bedrooms all with en-suite facility. This lovely home also benefits from gas central heating, double glazed windows and tasteful presentation throughout. An early viewing is strongly recommended.

Entrance Porch

Part double glazed pvc entrance door and double glazed side screens, tiled flooring, cloaks storage space, glazed door to:

Reception Hall

polished finish wooden flooring, stairs to first floor with under stairs recess, radiator, deep storage cupboard, doors leading off to:

Cloakroom

Low level wc, hand wash basin, frosted double glazed window to side aspect, tiled flooring and walls.

Lounge
13'11" x 11'10" (4.25 x 3.63)

Plus double glazed curved bay window to front aspect with fitted wooden blinds, chimney breast, radiator, wood effect laminate flooring.

Sitting Room
15'5" x 11'11" (4.70 x 3.65)

Including the chimney breast with a moulded fire surround and inset electric fire, wall mount tv point, wood laminate flooring, double glazed window to side aspect, radiator, open access to:

Kitchen/Dining/Living Room

Dining/Living Room Area
20'11" x 19'10" (6.39 x 6.05)

Stunning area with full width double glazed bi fold doors, breakfast bar seating area, spot lights, wall mount tv point, LVT wood effect flooring, three vertical radiators, door to study and open access to:

Kitchen Area
14'10" x 9'11" (4.53 x 3.03)

Extensively fitted with a range of medium oak fronted wall and matching base units with leather effect work surfaces over, one and a half bowl black cast sink unit, built in electric double oven, gas hob with black glass splashback panel and extractor hood over, part tiled walls, wood effect LVT flooring, spot lights, double glazed window to side aspect, walk in deep pantry cupboard.

Study/Bedroom 4
13'10" x 8'9" (4.23 x 2.68)

Wood laminate flooring, wall mount tv point, radiator, double glazed French doors to front entrance with double glazed side panels.

First Floor Landing

Double glazed window to side aspect, doors leading off to:

Bedroom 1
14'11" x 12'0" maximum (4.55 x 3.66 maximum)

Including fitted bedroom furniture, wood laminate flooring, radiator, television point, triple aspect double glazed windows, door to:

En-Suite Shower Room

Tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, radiator, tile effect laminate flooring, extractor fan, frosted double glazed window to side aspect.

Bedroom 2
12'1" x 11'9" (3.69 x 3.60)

Plus a double glazed curved bay window to front aspect and a bank of fitted wardrobes to one wall with sliding doors, radiator, wall mount tv point, door to:

En-Suite Shower Room
7'10" x 7'4" (2.41 x 2.26)

Tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin, double aspect frosted double glazed windows, tiled walls, tile effect laminate flooring, spot lights, radiator.

Bedroom 3
9'10" x 8'9" (3.02 x 2.68)

Wood effect flooring, double aspect double glazed windows to side aspect, radiator, door to:

En-Suite Bathroom
11'4" maximum x 5'9" (3.46 maximum x 1.76)

Tiled shower cubicle with shower fitting, low level wc, hand wash basin, panelled bath, airing cupboard with tank, vinyl flooring, radiator, frosted double glazed window to side aspect.

Outside
Low maintenance front garden laid with shingle with a sweeping driveway extending down the side of the house to the study. Gated side access leads in to the rear garden which is very low maintenance and laid with artificial grass with raised side borders. Immediately to the rear of the property is a full width covered terrace providing an all year round entertaining space. Timber shed and enclosed boundaries with a gate to the rear road providing a short walk to the sea front. Attached to the rear of the study is a large workshop 6.15m x 2.79m with power connected and a personal door.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

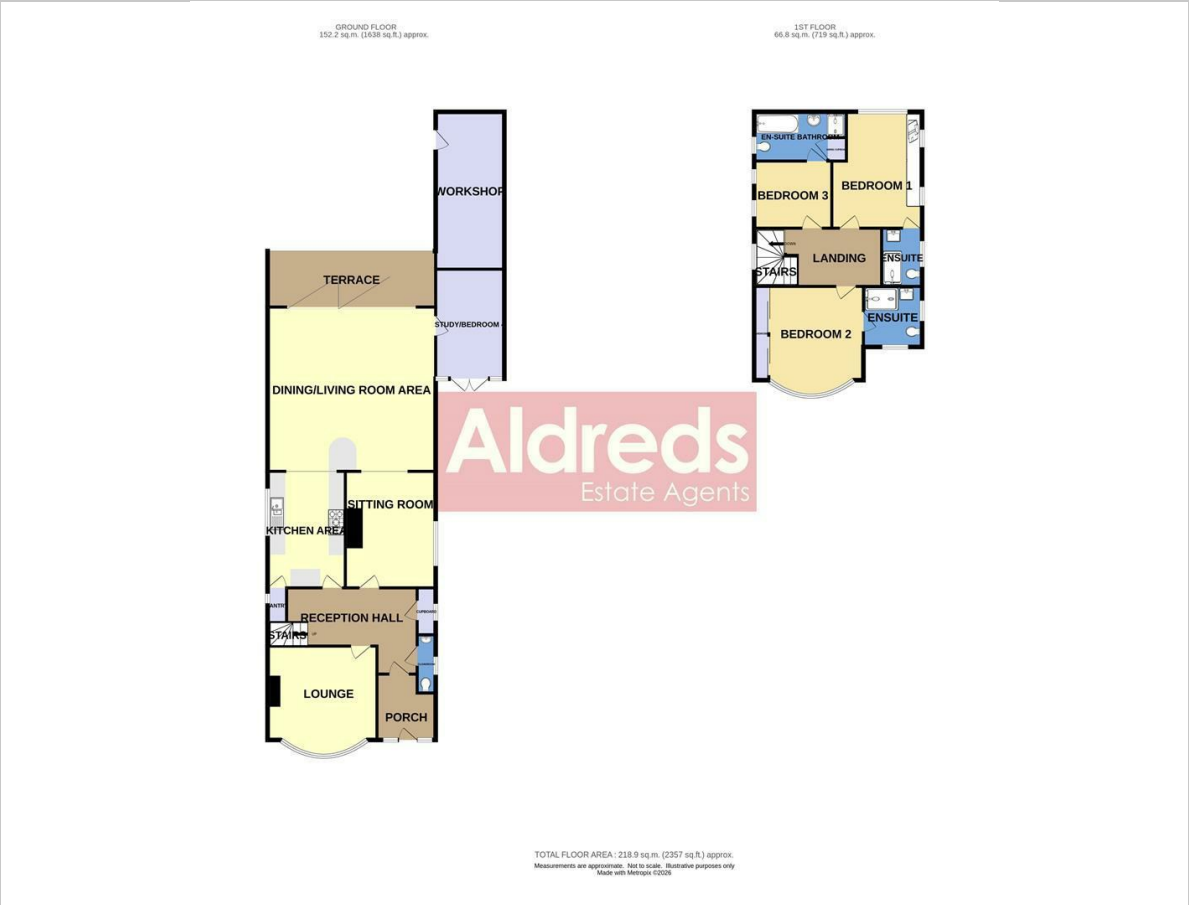
Council Tax
Great Yarmouth Borough Council - Band 'E'

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 * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From Haven Bridge, proceed south along Hall Quay, follow the river past the Town Hall, proceed a further half mile turning left at the Pertwee and Back Rapid Fit Centre into Queens Road, proceed through the next set of traffic lights and continue on past the Royal Naval Hospital development turning right into Seafield Close, follow the road as it bears round to the left and the property is situated on the left-hand side.

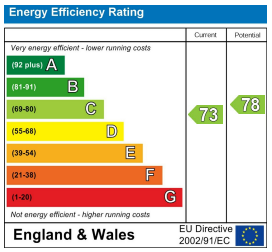
Ref: Y12791/07/26/CF

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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