Aldreds
Estate Agents

40 Priory Street

Gorleston, NR31 6NG

£229,000

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Gorleston, NR31 6NG

Offered chain free, this spacious four-bedroom semi-detached home is ideally located in Central Gorleston, close to local amenities and excellent transport links. The property features four double bedrooms, including two en-suites, an integral garage, and a convenient ground-floor shower room.

The well-appointed kitchen benefits from a separate utility room, while the rear of the property enjoys a pleasant outlook backing onto Priory Gardens. An excellent family home in a highly desirable location.

Entrance Hall

Double glazed door and window to front, access to lounge, kitchen, dining room, radiator, stairs to first floor.

Lounge

14'9" x 14'7" (4.50m x 4.47m)

Carpet floor, double glazed door and windows to rear, radiator, fire place.

Dining Room

16'1" x 9'4" (4.91m x 2.86m)

Carpet floor, 2 double glazed windows to front, radiator.

Kitchen

12'0" x 11'3" (3.67m x 3.45m)

Laminate floor, tiled wooden countertops with breakfast bar, double glazed window to rear, integrated fridge freezer,oven and grill, sink and draining board.

Utility

5'8" x 10'11" (1.75m x 3.34)

Vinyl floor, double glazed window to rear, laminate counter top with space for washing machine, access to garage and downstairs WC and shower room, door to rear garden.

Downstairs Shower Room

Vinyl floor, double glazed window to rear, WC, basin, shower cubicle with wall mounted shower.

Landing

Carpet floor, access to 4 bedrooms and bathroom.

Bedroom 1
16'1" x 12'1" (4.92m x 3.69m)
Carpet floor, 2 double glazed windows to front, fitted wardrobes and dressing table, radiator, access to en suite

En suite
Carpet floor, double glazed window to front, WC, bath and basin.

Bedroom 2
14'8" x 11'5" (4.49m x 3.49m)
Carpet floor, double glazed window to rear, built in wardrobes, radiator, access to en suite.

En suite
Vinyl floor, double glazed window to rear, WC, basin, shower cubicle with wall mounted shower.

Bedroom 3
9'7" x 15'2" (plus recess) (2.94m x 4.63m (plus recess))
Carpet floor, double glazed window to rear, radiator, shower cubicle with wall mounted shower.

Bedroom 4
9'8" x 12'7" (2.95m x 3.86)
Carpet floor, double glazed window to front, radiator.

Bathroom
Carpet floor, double glazed window to rear, WC, bath, basin.

Tenure
Freehold

Services
Mains gas, water, electric, drainage

Council Tax
Great Yarmouth Borough Council - Band C

What 3 Words
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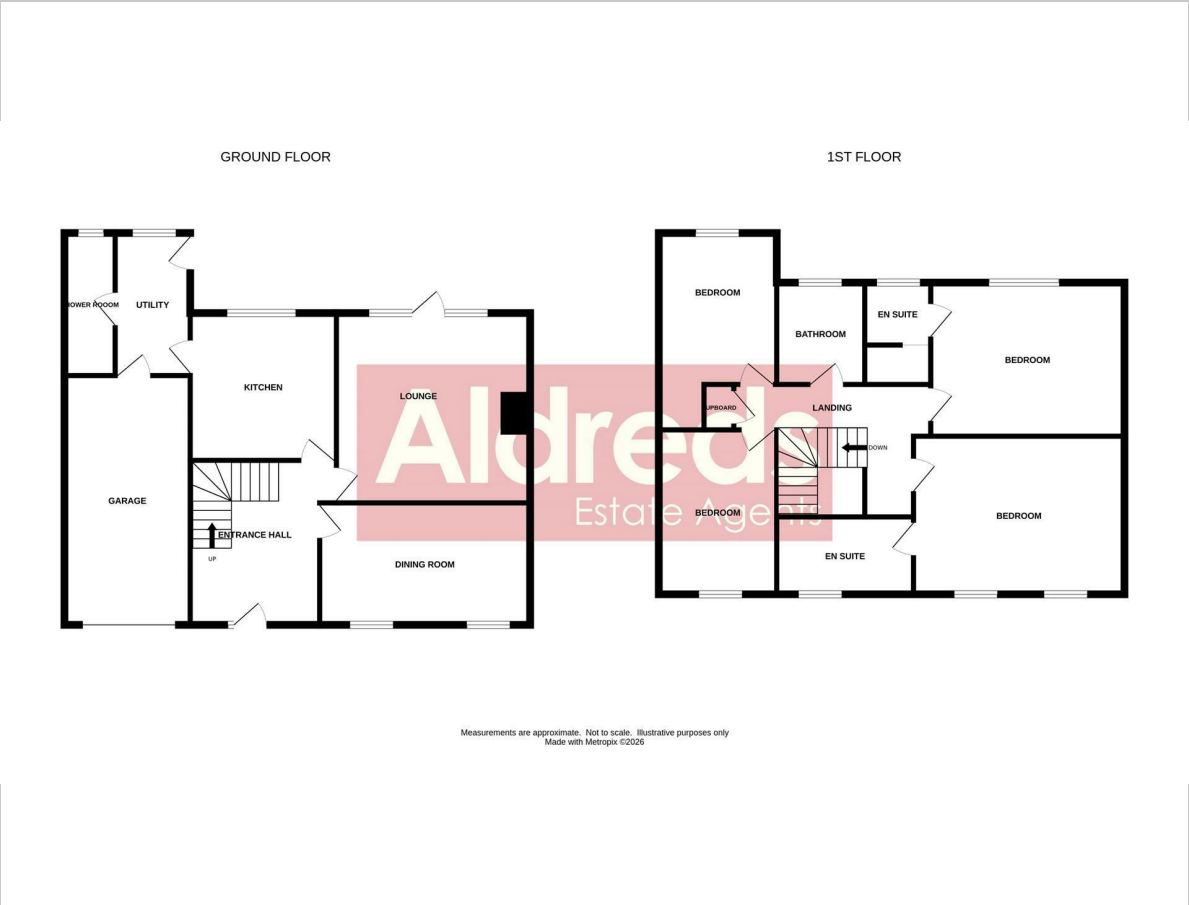
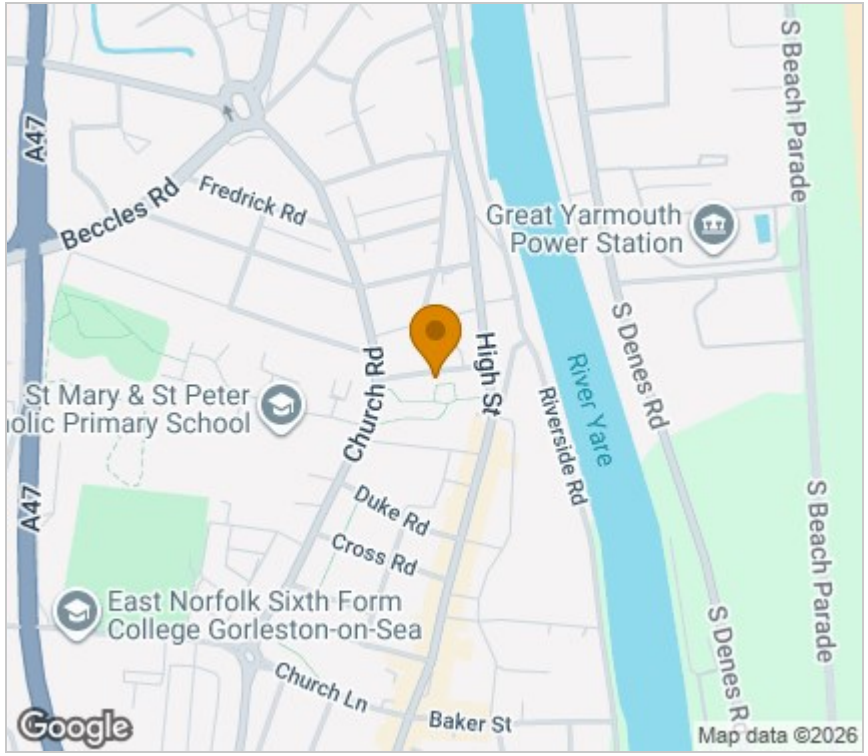
Ref
G18556/06/26

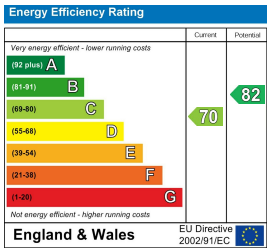
Floor Plan



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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