



Lowestoft Road, Gorleston Great Yarmouth NR31 6NB

welcome to

Lowestoft Road, Gorleston Great Yarmouth

NEW TO MARKET William H Brown, are pleased to present this impressive five-bedroom semi-detached family home arranged over three spacious floors, beautifully blending character features with modern convenience.



Entrance Hall

A welcoming entrance hall, comprising of uPVC double glazed door to front, and window to side aspect, Radiator, solid wood flooring, carpeted stairs to first floor landing, and doors allowing access to ground reception rooms

Lounge

13' x 12' (3.96m x 3.66m)

A perfect central gathering hub, to relax as a family, with double glazed Bay fronted window. Solid wood flooring, radiator, wall lights, and cornice ceiling light, TV point, wall sockets, radiator, 2 x inset alcoves, and feature cast iron fireplace, with wooden mantle and marble heath.

Dining Room

15' 10" x 11' (4.83m x 3.35m)

Double glazed uPVC French, and windows to rear aspect, opening onto rear garden. Carpeted flooring, radiator, ceiling light, wall sockets, coved ceiling, and built in storage cupboard

Cloakroom

Opaque double glazed window to side aspect. W/C, wash hand basin with vanity storage unit, and radiator

Kitchen/Breakfast Room

18' 3" x 10' (5.56m x 3.05m)

A modern, spacious and well-appointed kitchen, with 2 x double glazed windows to side aspect. An extensive range of wall mounted wall/base and drawer units, with complimentary marble effect roll top worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built-in Lamona electric oven and grill, electric hob and stainless steel/glass canopied extractor over, integrated fridge/freezer and dishwasher, wood laminate flooring, power points, ceiling light, and built-in storage cupboard, housing gas boiler

Utility Room

9' x 8' 8" (2.74m x 2.64m)

uPVC double glazed door and window to side aspect.

Wall mounted wall and base units with complimentary worktop space over, space and plumbing for washing machine and tumble dryer, wood laminate flooring, ceiling light, wall sockets, and door to larder

Sitting Room

14' 8" x 8' 8" (4.47m x 2.64m)

Currently utilised as a home office.

uPVC double glazed French doors to rear aspect and window to side. Carpeted flooring, ceiling light, wall sockets, and coved ceiling

First Floor Accommodation Bedroom Three

12' 11" x 12' (3.94m x 3.66m)

Double glazed Bay fronted window. Carpeted flooring, radiator, ceiling light, and wall sockets

Bedroom Five

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to rear aspect. Carpeted flooring, radiator, ceiling light, and wall sockets

Bedroom Four

15' 3" x 10' 2" (4.65m x 3.10m)

Double glazed window to rear & side aspect. Radiator, carpeted flooring, ceiling light, wall sockets, and loft access

Family Bathroom

A modern 3-piece suite with double glazed opaque window to side aspect. Panelled bath, W/C, pedestal wash hand basin, radiator, extractor fan, solid wood flooring and 2 x ceiling lights

Second Floor Accommodation

Double glazed window to side aspect

Bedroom Two

13' 5" x 12' 6" (4.09m x 3.81m)

Double glazed window to front aspect, Solid wood flooring, radiator, ceiling light, and wall sockets

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, and ceiling light

Shower Room

Pedestal wash hand basin, W/C, shower cubicle with thermostatic attachment, radiator, ceiling light, radiator, and partially tiled walls

Rear Garden

A sizable and well presented rear garden, thoughtfully designed to offer practicality, the boundaries are enclosed by a sturdy timber fence providing added privacy. The garden is predominately laid to lawn, an ideal space for families, with a charming paved pathway that runs neatly through the centre, dividing the lawned area, and leads you towards the double garage. The garage is equipped with electric roller door, power and lighting, and a double glazed access door for added convenience. Adjacent to the lawn is a paved patio area, perfectly posistned for outdoor dining and entertaining. The garden is further enhanced by mature trees and established shrubs

Double Garage/Outbuilding

23' 7" x 19' (7.19m x 5.79m)

Double garage, with electric remote controlled roller door, power, lighting and double glazing

Front Exterior

An Aesthetically pleasing front exterior, with paved pathway leading to the front of the property, lawned area with mature trees,shrubs and plantlife

Directions

From the Gorleston office head South along the High Street, continue over the traffic lights into Lowestoft Road, past Stradbroke School and the police station where the property can be found on the right hand side.



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welcome to

Lowestoft Road, Gorleston Great Yarmouth

- Impressive Five Bedroom Semi-Detached Family Home
- Envious Coastal Location
- Sizable Rear Garden & Double Garage
- Beautifully Presented Throughout & Offers Period Features
- Utility Room

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£425 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108128 - 0002

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william h brown



01493 661999



Gorleston@williambrown.co.uk



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



williambrown.co.uk