



Victoria Road, Gorleston Great Yarmouth NR31 6EA

welcome to
Victoria Road, Gorleston Great Yarmouth

FOUR Bedroom DETACHED family home located on Victoria Road in Gorleston. The property boasts; Spacious brickweave driveway leading to integral garage, Fantastic interlinking reception rooms, spacious upstairs bedrooms, with master en suite.



Location

Gorleston, a coastal town which is located just two miles away from Great Yarmouth Centre and is historically a Porting town. In present day, it has plenty of its own local amenities for residents. It benefits from a range of Local shops, Library, Good transport links with Bus services, and well-connected A roads, good access to education with a number of primary and secondary schools with sixth form/colleges available also. It also benefits from a sandy beach, which has ramp access - making it easy for those of all ages to enjoy.

Accommodation

Ground Floor

Entrance Porch

Double glazed Entrance door into porch from Front aspect of home, Window to Side aspect, White washed brick walls, Ceiling light, Door leading through to Entrance hall, Space for small bench, Pegs for coats, Tiled flooring.

Entrance Hall

Two ceiling lights, Access to Downstairs Shower room and Reception areas (Sitting Room, Living/Dining Room and Kitchen, Carpeted stairs leading to First floor landing, Under stairs cupboard, Power points, Herringbone style wooden floor.

Shower Room

Round window to Side aspect, Partially tiled walls, WC, Wash hand basin, Radiator, Walk in Wet room style shower area enclosed via shower curtain, Tiled flooring.

Sitting Room

11' 5" x 17' 8" (3.48m x 5.38m)

Double glazed Bay window to Front aspect, Access through to Integral Garage via door, Bi-folding wooden doors through to Living/Dining Room, Power points, Herringbone style wooden flooring.

Kitchen

19' 9" x 10' 10" (6.02m x 3.30m)

Double glazed window to Rear and Side aspects,

Door leading out to Side, Spotlights, Partially tiled walls, Fitted Wall and Base wooden kitchen units with work surfaces, Sink and drainer unit, Gas hob with overhead Extractor Fan, Space for Microwave, Integrated Oven, Integrated Dishwasher, Plumbing for Two washing machines, Power points, Radiator, Laminate wood effect flooring.

Dining/Living Room

20' 1" Max x 21' 2" Max (6.12m Max x 6.45m Max)

Double glazed window to Rear aspect, Patio doors through to Third Reception/ Garden Room, Bi-folding wooden doors through to Sitting room, L Shaped Room, Serving hatch through to Kitchen, Gas Fireplace, Ceiling and Wall lights, Radiator, Power points, Wooden Flooring.

Third Reception/ Garden Room

11' 9" x 20' 1" (3.58m x 6.12m)

Double glazed window to Side aspect, Double glazed Sliding patio doors leading out to the Rear garden, Spotlights, Radiator, Tiled flooring.

First Floor

Landing

Stain-glass window to Side aspect, Access to Bedrooms 1-4 and Family Bathroom, Spotlights, Radiator, Power points, Loft access (Large boarded loft space, benefits from velux windows - ideal for storage or potential for conversion/ hobby room, subject to the grant of necessary permissions), Carpet flooring.

Bedroom 1

17' 6" x 11' 3" (5.33m x 3.43m)

Double glazed window to Front aspect, Double Bedroom, Ceiling lights, Access to En Suite, Large range of Fitted Wardrobes and Dressing Table, Radiator, Power points, Carpet flooring.

En Suite

Partially tiled walls, Spotlights, WC, Bidet, Wash hand basin with fitted underneath storage and mirror, Walk in Shower cubicle, Sliding door cupboard providing storage, Towel radiator, Shaving point,

Laminate wood effect flooring.

Bedroom 2

14' 6" x 11' 3" (4.42m x 3.43m)

Double glazed window to Rear aspect, Ceiling lights, Double Bedroom, Fitted Wardrobes with drawers in the middle and mirror, Radiator, Power points, Carpet flooring.

Bedroom 3

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 4/ Study

10' 11" x 10' 9" (3.33m x 3.28m)

Double glazed window to Front and Side aspect, Currently utilised as an Office, Ceiling light, Radiator, Power points, Exposed floorboards.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, Spotlights, Wc, Wash hand basin, Bath tub with overhead shower and shower screen, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Brickweave driveway to the front of the property via gated access, Leads to an integral Garage, Shrubby to Front and Side aspects, Access into home via Front door, Side gate access to the Rear.

Garage

18' 9" x 10' 8" (5.71m x 3.25m)

Large additional loft space above for additional storage, Houses boiler.

Rear Garden

Enclosed Rear garden via fencing, Patio area partially covered with Pergola, Laid lawn with stepping stones across, Access via the Side to Front garden, Timber shed, Shrubby, Outside light and outside tap, External electric points.



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welcome to

Victoria Road, Gorleston Great Yarmouth

- Four Bedroom Detached Family Home
- Brickweave Driveway to Front of Home leading to Integral Garage
- Fantastic Interlinking Reception Room Space - Ideal for Entertaining
- Main Bedroom With En Suite
- Kitchen with Integrated Gas Hob, Electric Oven and plenty of cupboard space

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107544 - 0012

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