

Aldreds
Lettings



1 Girton Road, Gorleston, Great Yarmouth, NR31 7JW

£1,495 Per Month





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Gorleston, Great Yarmouth, NR31 7JW

- Superb FOUR BEDROOM Semi Detached
- Close To James Paget Hospital
- Large Driveway For Several Cars
- Three First Floor Bedrooms
- MUST BE VIEWED!!!!
- Highly Sought After Gorleston Location
- Ground Floor Bedroom With En Suite
- Enclosed Rear Garden
- Family Bathroom

A rare opportunity to rent a fantastic FOUR BEDROOM semi detached family home in this sought after Gorleston location, within close proximity to the James Paget Hospital. The deceptively spacious accommodation includes a ground floor bedroom with en suite shower room, three further first floor bedrooms, family bathroom, spacious living room, nicely fitted kitchen and a family friendly enclosed rear garden with a generous driveway to the front, providing ample off road parking.



Entrance Hall

With stairs rising to the first floor landing and doorway to the kitchen

Kitchen 8'10" x 12'3" (2.70 x 3.74)

With integrated four ring halogen hob with stainless steel extractor fan over and stainless steel electric oven under, double glazed patio doors to the rear garden, access to the utility room and door to the living room.

Utility Room 8'0" x 2'6" (max) (2.45 x .81 (max))

With plumbing for the washing machine, inset stainless steel sink unit, integrated dishwasher and fridge/freezer

Living Room 10'2" x 17'7" (3.12 x 5.36)

With a double glazed window to the front aspect and door to the ground floor bedroom.

Bedroom 11'4" x 10'5" (3.46 x 3.19)

With a double glazed door giving access to the rear garden and door to the en suite shower room.





Directions

En Suite

A lovely shower room with a three piece suite comprising low level WC, dual wash hand basin with drawer unit under and large walk in shower, heated towel rail and range of useful storage cupboards.

Landing

With access to all first floor rooms

Bedroom One 9'1" x 13'7" (2.77 x 4.16)

With a range of fitted wardrobes, over stairs storage cupboard and two double glazed windows to the front.

Bedroom Two 10'3" x 8'2" (3.13 x 2.51)

With a double glazed window to the rear aspect.

Bedroom Three 6'0" x 12'0" (plus recess) (1.84 x 3.68 (plus recess))

With recessed wardrobe area with hanging rails and double glazed window to the front.



Bathroom

A lovely three piece white suite comprising low level WC, wash hand basin with cupboard under and roll top bath with mixer tap.

Outside

The front of the property is block paved and provides off road parking for several vehicles with a gate to the rear, where there is an extensive paved patio area, perfect for entertaining and a further area of artificial grass with wooden shed and fenced borders.

Council tax Band

Council Tax Band- A

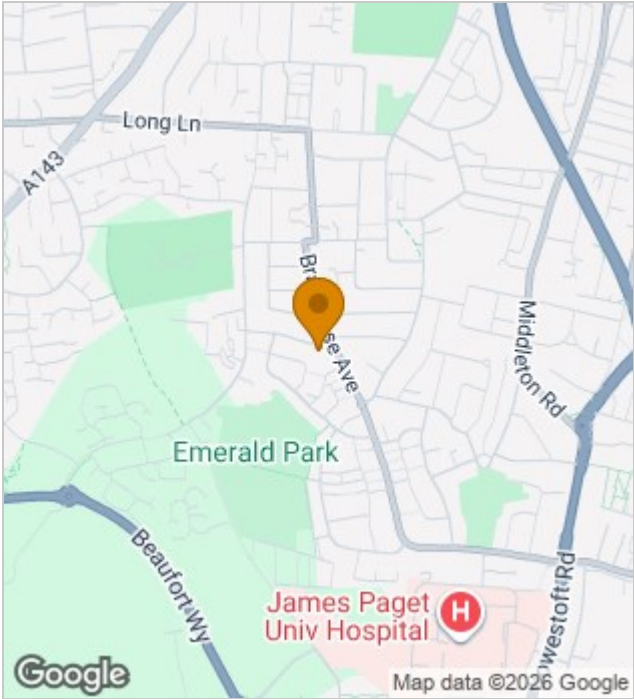
Additional Information

Assured Periodic Tenancy

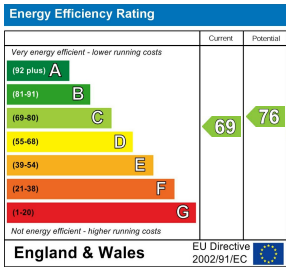
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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