

**Aldreds**  
Estate Agents



12 Lawyer Corys

Gorleston, Great Yarmouth, NR31 6TR

Offers Over £235,000



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## 12 Lawyer Corys

Gorleston, Great Yarmouth, NR31 6TR

A 3 bedroom detached family home with a large detached garage and adjoining workshop in a sought after location, ideally located for access to the beach and James Paget Hospital.

### Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side panel. Wood effect laminate flooring. Under stairs recess. Radiator. Thermostat control for heating. Telephone point. Stairs to first floor landing.

### Lounge/Diner

20'4" x 10'5" (6.20m x 3.18m)

Laminate floor. Two column radiators, Feature fire surround with an electric fire. Television point. UPVC double glazed windows to front and rear aspects.

### Kitchen/Breakfast Room

13'5" x 9'5" (4.09m x 2.87m)

Worktops with cupboards and drawers below. One a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Space for electric cooker with a stainless steel extractor above. Integrated dishwasher. Utility space below worktop with plumbing washing machine. Space for American style fridge/freezer. Open fronted cloaks/storage cupboard. Tile effect laminate floor. Breakfast bar. Radiator. Cupboard concealing a wall mounted gas fired combination boiler. UPVC double glazed windows to side and rear. UPVC door with double glazed panels to side.

### Landing

Loft access hatch. UPVC double glazed window to side.

### Bedroom 1

11'7" x 9'7" (3.53m x 2.92m)

Laminate floor. Radiator. Dado rail. UPVC double glazed window to front aspect.

### Bedroom 2

11'6" x 8'6" (3.51m x 2.59m)

Laminate floor. Radiator. Built-in wardrobe. UPVC double glazed window to rear aspect.

### Bedroom 3

8'9" x 7'4" (2.67m x 2.24m)

Laminate floor. Radiator. Built-in over stairs wardrobe/storage cupboard. UPVC double glazed window to front aspect.





### Bathroom

8'5" x 5'5" (2.57m x 1.65m)

White suite comprising panelled bath with a thermostatic mixer shower above and tiled surround. Wash basin with cupboard below. Tiled splashback. WC. Chrome towel radiator. Inset ceiling spotlights. UPVC double glazed windows to side and rear.

### Outside

8'6" x 5'6" (2.59m x 1.68m)

A gate and pathway to the side of the property leads to the rear garden which is enclosed and laid to lawn with shrub border and a composite decking patio area to the rear boundary. There is a large detached garage 4.83m x 5.15m (15'10" wide x 16'11" deep) with up-and-over door, light and power, window and part glazed door to side. Adjoining the rear of the garage and accessed via an internal door in the garage is a workshop 2.59m x 1.68m (8'6" x 5'6") with light and power, window to rear.

### Tenure

Leasehold. The lease is for a term of 999 years less 10 days from 15th July 1968. Ground Rent of £25 per annum is payable.

### Council Tax

Great Yarmouth Borough Council - Band C

### Services

Mains water, electricity, gas and drainage are connected.

### Energy Performance Certificate (EPC)

EPC rating: C (69); potential rating: B (84)

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

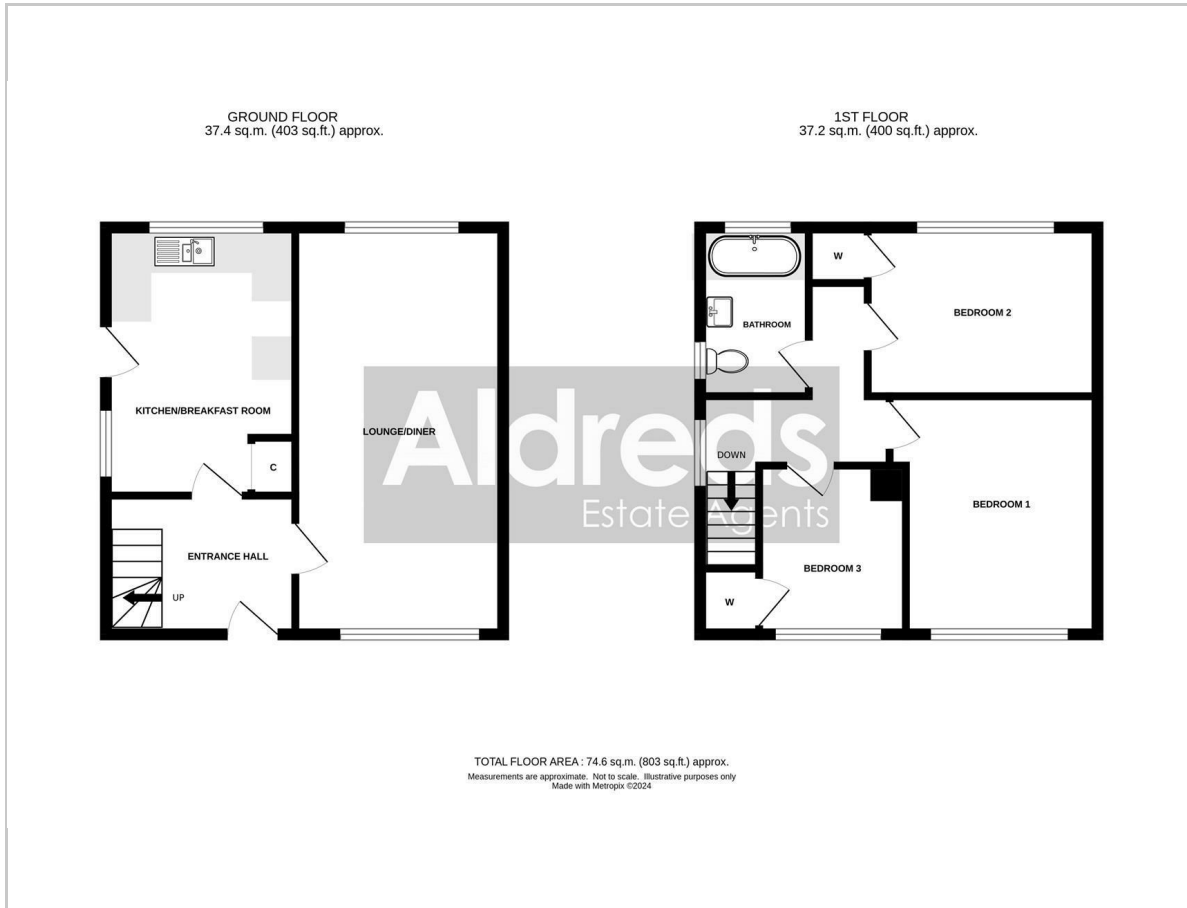
### Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and at the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road. At the traffic lights turn left into Bridge Road and then turn immediately right into Kennedy Avenue, at the 'T' junction turn right onto Mariners Compass, Lawyer Corys will be found on the left as a walk way. Proceed along the pathway and then round to the right. The property will be found on the left hand side.

Ref: G18074/06/24



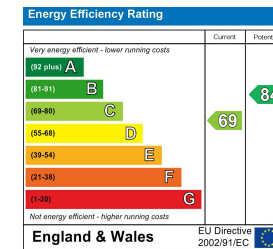
## Floor Plan



## 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.

### Disclaimer

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