

**Aldreds**  
Estate Agents

Aldreds  
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**FOR SALE**  
Virtual  
revisited

115 Lowestoft Road, Gorleston, Great Yarmouth, NR31 6SP

GUIDE PRICE £300,000 - £320,000



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# 115 Lowestoft Road

Gorleston, Great Yarmouth, NR31 6SP

- Professionally Renovated
- Four Bedrooms
- Gas Central Heating
- New Double Glazed Windows
- Utility Room
- Driveway
- New Ensuite
- Three Reception Rooms
- New Kitchen
- No Chain

**\*\* GUIDE PRICE £300,000 - £320,000 \*\*** Aldreds are delighted and privileged to offer this handsome, professionally newly renovated four bedroom end terrace house benefitting from its own driveway. An internal inspection is essential to appreciate the features and finish of this fine home. Upgrades include a new kitchen, new shower room, new ensuite bathroom and a new cloakroom. The property has been partially replastered with new decoration and flooring/carpets throughout. New windows and external doors have added extra kerb appeal. Internally there is a spacious entrance hall, three reception rooms, kitchen, utility room and ground floor cloakroom. The first floor offers a landing, master bedroom with ensuite bathroom, three further bedrooms and a shower room. Gas central heating. As well as the private driveway, externally there is a front garden and courtyard rear garden. Offered with no chain



## Entrance Hall

Door to front, stairs to landing, under stair cupboard, storage cupboard, radiator

## Lounge 11'9" plus bay x 11'9" (3.6 plus bay x 3.6)

Bay double glazed window to front aspect, part wood panelled walls, radiator, picture rail, traditional style coving, traditional style fireplace with tiled hearth

## Dining Room/Sitting Room 16'4" x 11'9" (5 x 3.6)

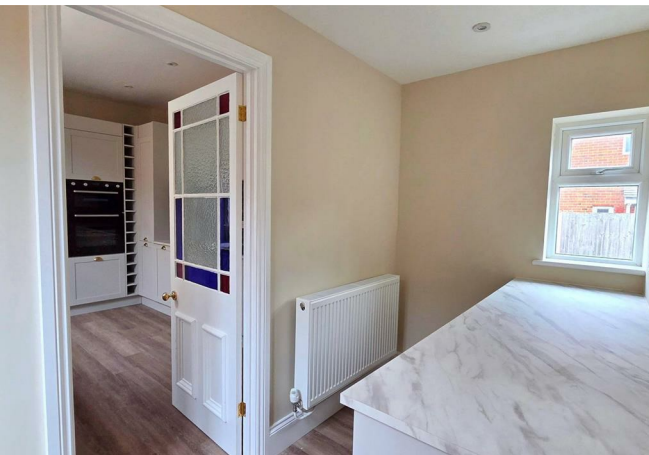
Picture rail, double glazed window front aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator

## Cloakroom

Part wood panelled walls, low level WC, hand basin, opaque double glazed window to rear aspect, heated towel rail

## Breakfast Room 11'6" x 9'6" (3.52 x 2.9)

Double glazed window to side aspect, radiator





### Kitchen 12'9" x 9'7" (3.9 x 2.93)

Base & wall units with worktops, wall mounted gas boiler in storage cupboard, sink with mixer tap, induction hob, electric oven, integrated dishwasher, integrated fridge/freezer, part tiled walls, radiator

### Utility Room 9'8" x 4'11" (2.95 x 1.5)

Door to side, double glazed window to side aspect, plumbing for washing machine

### Landing

### Master Bedroom 14'9" x 9'2" (4.5 x 2.81)

Double glazed window to side aspect, radiator, door to

### Ensuite Bathroom 9'1" x 5'11" (2.77 x 1.82)

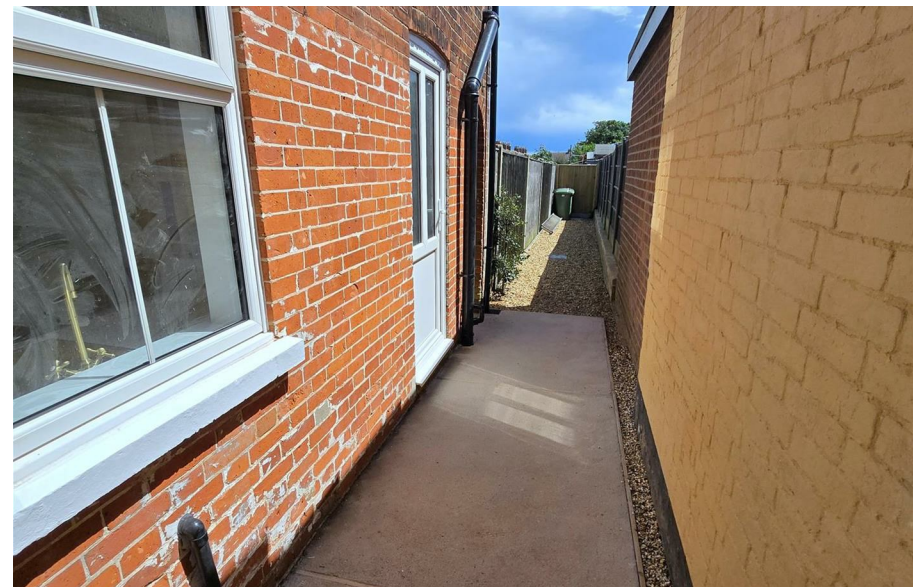
Panel bath with shower over, his and hers hand basins with mixer taps, low level WC, part tiled walls, double glazed window to side aspect, heated towel rail

### Bedroom 2 16'6" x 12'0" (5.03 x 3.68)

Picture rail, double glazed window to front aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator

### Directions

Head south along the High Street and over the traffic lights in to Lowestoft Road, continue past the shops where the property is on the left



### Bedroom 3 15'0" x 11'9" (4.59 x 3.6)

Picture rail, two double glazed windows to front aspect, radiator

### Bedroom 4 11'5" x 6'6" (3.5 x 2)

Double glazed window to side aspect, radiator

### Shower Room 7'6" x 4'11" (2.3 x 1.5)

Shower in cubicle, hand basin in vanity unit with mixer tap, low level WC, opaque double glazed window to rear aspect, heated towel rail

### Outside

To the front of the property there is a feature pathway leading to front door, lawned garden. To the side is the properties driveway. The rear is a courtyard garden which is shingle with concrete patio

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

### Location

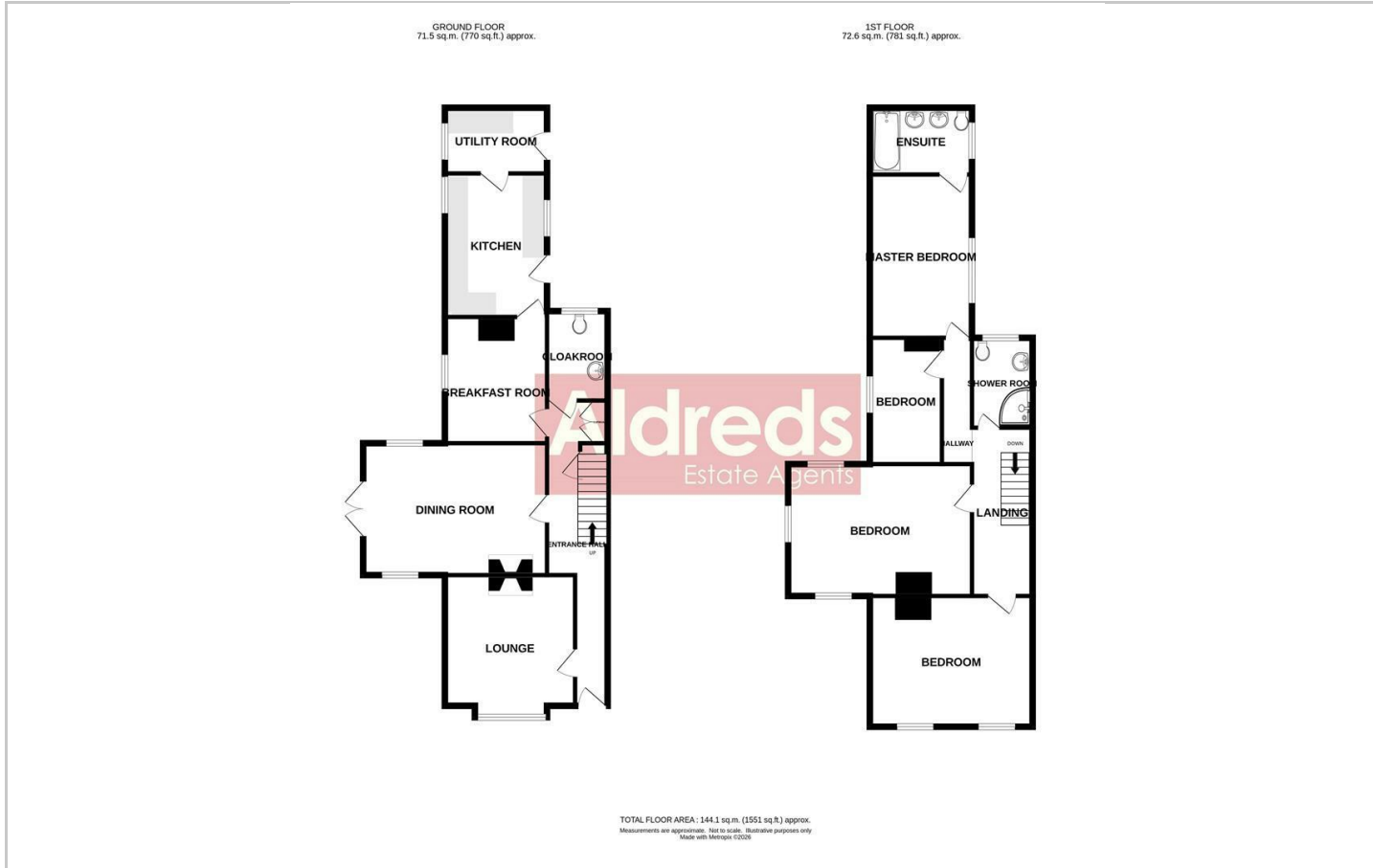
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.``

### Directions

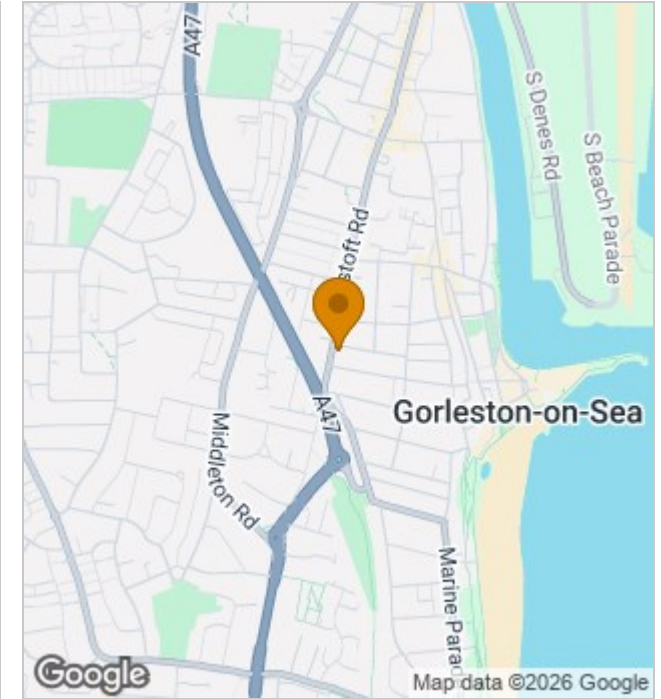
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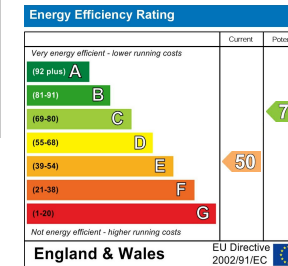
## Floor Plans



## Location Map



## Energy Performance 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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