Aldreds
Estate Agents

6 Avondale Road

Gorleston, NR31 6DL

Guide Price £400,000 - £425,000

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Guide Price £400,000-£425,000 This spacious five bedroom mid-terrace home is ideally positioned in a desirable location close to the beach with sea views. Beautifully maintained throughout and presented in true turn-key condition, the property offers generous and versatile accommodation perfect for modern family living, including an impressive 45ft kitchen/dining room/snug that creates a wonderful open space for entertaining and everyday life.

Upstairs, the home continues to impress with five well-proportioned double bedrooms, including a superb master bedroom with en-suite positioned to the rear. Outside, the property benefits from a private south-facing rear garden, providing a sunny and secluded space to relax, making this an exceptional opportunity to secure a stylish and spacious coastal home.

Porch
Double glazed door to front

Entrance Hall
Laminate floor, access to lounge and kitchen, carpeted stairs with glass balustrade to first floor with under stairs cupboard.

Lounge
12'7" x 14'9" (3.86m x 4.50m)
Carpet floor, double glazed bay window to front, double radiator, decorative fireplace.

Kitchen With Snug
11'5" x 30'6" (41'7" through to dining room) (3.5m x 9.3m (12.7m through to dining room))
Combination of tile floor with wood effect vinyl section, double glazed French doors to rear, solid wood countertops with under and over counter storage cupboards, double gas oven, gas hob with extractor, sink and draining board, space for free standing fridge/freezer, washing machine, dryer, integrated dishwasher and wine fridge, breakfast bar with USB points. Opening through to dining area, multi fuel burner in the snug.

Dining Area
11'0" x 10'9" (3.37m x 3.30m)
Continuation of tile floor, double glazed French doors to rear, opening through to kitchen.

First Floor Landing
Carpet floor, carpeted stairs with glass balustrade to second floor, radiator, double glazed window to front, access to bathroom and bedrooms 2 and 5.

Bedroom 2
15'1" x 10'5" (4.62m x 3.20m)
Carpet floor, double glazed bay window to front, radiator.

Bedroom 5
10'9" x 11'1" (3.28m x 3.40m)
Carpet floor, double glazed window to rear, radiator, fitted wardrobes.

Bathroom
5'6" x 8'11" (1.70m x 2.74m)
Tile floor, double glazed window to side, free standing roll top bath with shower attachment, WC, basin.

First Floor Secondary Landing
Carpet floor, inset storage cupboards, access to master bedroom and en-suite.

Master Bedroom
11'6" x 10'2" (3.53m x 3.12m)
Carpet floor, double glazed window to rear, radiator, fitted wardrobes.

Master En-Suite
8'2" x 7'4" (2.49m x 2.26m)
Vinyl floor, double glazed window to side, double shower cubicle with wall mounted shower, WC, basin with vanity unit, built in storage cupboard.

Second Floor Landing
Carpet floor, storage cupboard, access to bedrooms 3 and 4.

Bedroom 3
12'4" x 12'2" (3.76m x 3.73m)
Carpet floor, two double glazed windows to front with sea view, radiator, fitted wardrobes, access to en-suite and separate WC.

Bedroom 3 En-Suite
Tile floor, shower cubicle with wall mounted shower, basin.

Bedroom 4
10'9" x 10'9" (3.28m x 3.28m)
Carpet floor, double glazed window to rear, radiator.

Outside Front
Brick weave path to front door, brick wall boundaries, access gate.

Outside Rear
Paving slabs with chipped slate, initial decking from back door, with addition decked seating area to the rear, combination of brick wall and timber fence boundaries, inset wood fired oven.

Council Tax
Great Yarmouth Borough Council - Band C.

Tenure
Freehold.

Services
Mains gas, electric, water, drainage.

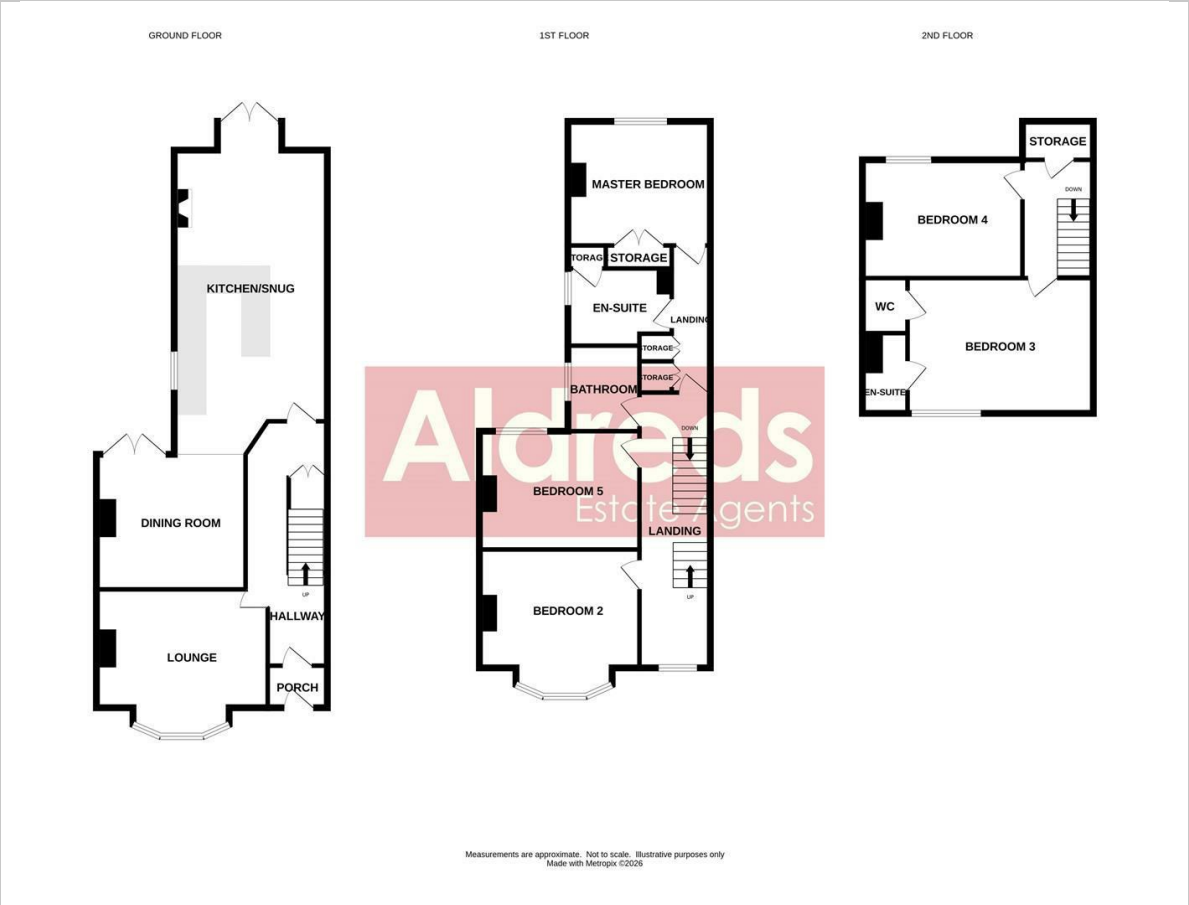
Directions
From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Avondale Road where the property can be found on the right.

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.

What 3 Words
///builder.dignitary.oath

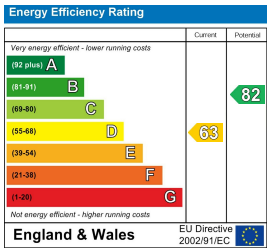
Ref
G18473/03/26

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.

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