



Aldreds
Estate Agents

66 Arundel Road
Great Yarmouth NR30 4LD
£215,000



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Aldreds are pleased to offer this stunning turn key, professionally modernised, bay fronted mid terraced house which has been finished to a high specification throughout with a superb modern living space comprising of an open plan lounge/dining room flowing through to a high quality kitchen with built in appliances, utility area, ground floor luxury bathroom. On the first floor a landing serves three double bedrooms and a luxury shower room. Outside there is a forecourt and enclosed rear courtyard garden with decked seating area. The property also benefits from double glazed windows, gas central heating, re-wiring, re-plastering/decoration throughout and new floor coverings. Viewing highly recommended to appreciate the quality of finish on offer to this amazing property.

Lounge/Dining Room

30'0" into bay x 11'11" (9.14m into bay x 3.63m)

Stunning open plan room with a coloured finish part double glazed composite entrance door leading to a welcoming feature lobby, double glazed bay window to front aspect, double glazed French doors to rear, recessed spot lights, limed wood finish laminate flooring, stairs to first floor with deep under stairs cupboard, two designer vertical radiators, tv point, door to:

Kitchen

13'3" x 7'3" (4.04 x 2.21)

Superb fitted with a quality grey finish kitchen with wall and matching base units with Corian work surfaces over, under surface and concealed lighting, four ring induction hob with extractor hood over, built in electric oven, built in dishwasher, integrated fridge/freezer, pull out bin store, one and a half bowl single drainer cast sink with gold coloured fittings, built in wine cooler, metro tiling to walls, recessed spot lights, double glazed window to side aspect, limed wood finish laminate flooring, open access to:

Utility Room

7'4" x 4'3" (2.24 x 1.30)

Fitted double wall unit, work surface with space and plumbing below for a washing machine and tumble dryer, wall mounted new gas boiler, frosted double glazed window to side aspect, limed wood finish laminate flooring, radiator, door to:

Family Bathroom

6'8" x 5'1" (2.05 x 1.57)

Luxury new fitted bathroom with a panelled bath with shower mixer tap and twin shower heads, wall mounted vanity unit with inset wash basin with gold coloured fittings, low level wc with concealed cistern, attractive tiling to walls, tiled flooring, gold coloured towel rail/radiator, recessed spot lights, extractor fan, frosted double glazed window to rear aspect.

First Floor Landing

Fitted carpet, recessed spot lights, doors leading off to:

Bedroom 1

12'0" x 11'5" (3.66 x 3.48)

Plus recess with built in wardrobes with sliding doors, hanging rails and shelving, plus a double glazed bay window to front aspect with adjacent double glazed window, radiator, fitted carpet, USB socket.

Bedroom 2

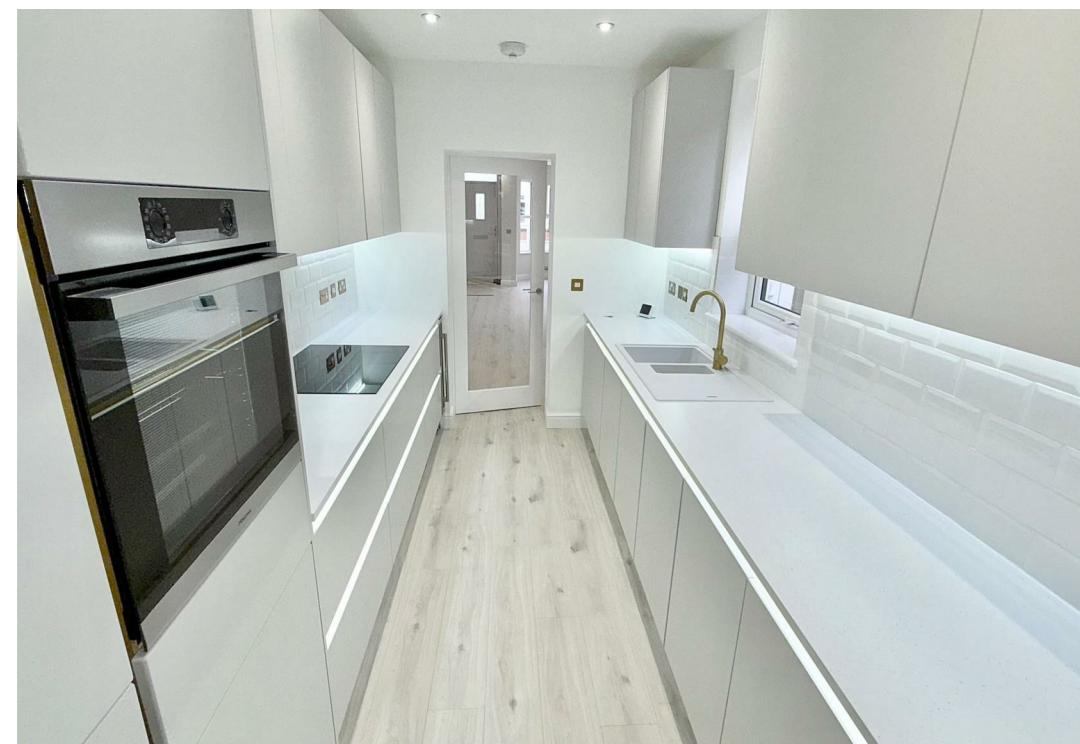
10'2" maximum x 9'0" maximum (3.12 maximum x 2.75 maximum)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

10'3" x 7'2" (3.13 x 2.20)

Double glazed window to side aspect, radiator, fitted carpet, tv point.





Shower Room

6'11" x 4'2" (2.13 x 1.29)

Luxury fitted shower room with a full width walk in shower with mains fed gold coloured shower fitting, vanity unit with wash basin, low level wc, metro tiled walls and vinyl flooring, designer towel rail/radiator, extractor fan, recessed spot lights, frosted double glazed window to side aspect.

Outside

To the front the property has an appealing K-rendered coloured finish and small entrance forecourt. To the rear is a side shingle area leading to the courtyard with a raised timber decked seating area enclosed by brick boundary walling with timber panelling. A gated rear access leads to a service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

Directions

From Haven Bridge proceed north along North Quay, at the roundabout take the right hand exit onto Fullers Hill, at the traffic lights turn left into Northgate Street, continue for approximately half a mile to the second mini roundabout, turn right into Beaconsfield Road, take the third turning left into Arundel Road, continue over the next junction where the property can be found on the right hand side.

Ref: Y12577/11/25/CF



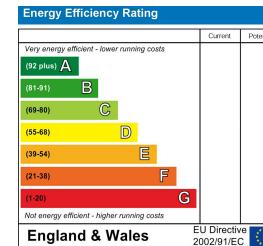
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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