

Aldreds
Estate Agents



Rose Dene Beccles Road

Fritton, Great Yarmouth, NR31 9AB

Offers In Excess Of £270,000



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Aldreds are pleased to offer this mature semi detached house in a delightful location backing on to woodland within this popular picturesque village. This attractive property has an open light feel throughout with accommodation comprising of an entrance hall, lounge, dining room, kitchen, utility area and ground floor bathroom. On the first floor there are three good sized bedrooms all accessible separately with two sharing a jack and jill en-suite facility. Outside there is off road parking and a delightful sun trap rear garden. The property also benefits from LPG heating, double glazed windows and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, doors leading off to:

Lounge

12'7" x 11'3" (3.86 x 3.44)

Plus double glazed bay window and including the chimney breast with an original fireplace and inset cast iron wood burner, radiator, television point.

Dining Room

12'7" x 10'5" (3.86 x 3.20)

Plus under stairs cupboard and including the chimney breast with an attractive cast iron original open fireplace with adjacent storage cupboard, radiator, double glazed window to rear, access to:

Kitchen

12'2" x 7'10" (3.73 x 2.39)

Including the stairs leading to the third bedroom. Fitted kitchen with cream wall and matching base units with work surfaces over, part tiled walls, tiled flooring, built in electric oven, four ring ceramic hob and extractor hood, single drainer one and a half bowl sink unit, tiled original fireplace, double glazed window and stable door to rear, open access to:

Utility Area

7'10" x 5'8" (2.39 x 1.73)

Matching cream wall and base kitchen units with work surfaces over, tiled flooring, part tiled walls, space and plumbing for a washing machine and tumble dryer, cupboard housing the LPG boiler, door to;

Bathroom

11'5" x 7'5" (3.50 x 2.27)

Four piece bathroom comprising a deep panelled bath, tiled shower cubicle with electric shower fitting, vanity unit with inset sink, low level wc, part tiled walls, tiled flooring, skylight and frosted double glazed window to side aspect.

First Floor Small Landing

Doors leading off to:





Bedroom 1

12'7" x 11'3" (3.86 x 3.44)

Including the chimney breast with an original cast iron fireplace, double glazed window to front aspect, radiator, door to:

Jack And Jill En-Suite Cloakroom

Low level wc with saniflow toilet, vanity unit with inset wash basin, door to:

Bedroom 2

12'8" x 10'11" (3.88 x 3.34)

Including the chimney breast with original cast iron open fireplace and adjacent storage cupboard, double glazed window to rear, radiator, door to:

Bedroom 3

12'1" x 7'11" (3.69 x 2.42)

Including the stairwell which provides an independent secondary access, double glazed window to side aspect, radiator.

Outside

To the front of the property is a block pavior driveway providing off street parking with a low maintenance shingled front garden and hedge screening. A gated access leads in to the split level rear garden where the first section is shingled with a paved sun trap patio, shed/workshop and covered open storage. A gate leads down to a sunken private lawned garden with hedge screening and backing on to woodland.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Fritton is a rural village bordered on one side by Fritton Lake and the Somerleyton Estates and on the other side by Fritton Forest and the River Waveney * Fritton is approximately 5 miles from Gorleston and approximately 7 miles from Lowestoft and is convenient for Caldecott Hall Country Club/Golf Course and Fritton Lake.

Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, past Belton and past the Caldecott Hall Country Club. On entering Fritton the property can be found on the left hand side.

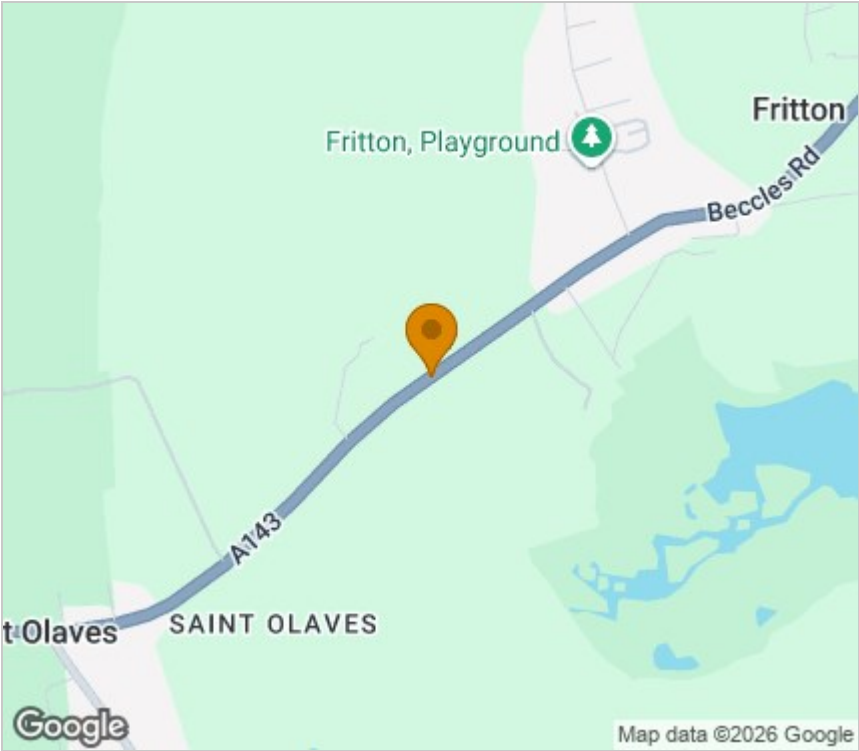
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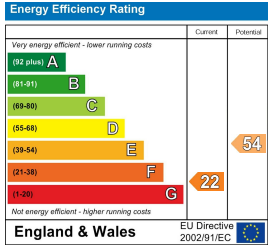
Floor Plan



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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