

Aldreds
Estate Agents

2 Moat Road

, Great Yarmouth, NR30 4JA

Asking Price £210,000

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Aldreds are pleased to offer this immaculately presented end terraced house situated in a tucked away location close to local amenities and a short walk in to town. This attractive property has the benefit of both off street parking/garage and a rear garden which is very rare for the location. The main accommodation comprises of an entrance porch leading to a spacious lounge/dining room, modern fitted kitchen, utility room, first floor landing, three good sized bedrooms and a quality fitted shower room. Outside there is driveway parking, an integral garage and a manicured generous sized rear garden. The property also benefits from double glazed windows, gas central heating and would make an ideal family home. An early viewing is recommended.

Entrance Porch

Frosted pvc double glazed entrance doors and matching side screens, frosted glazed internal door to:

Lounge/Dining Room

25'7" x 11'1" narrowing to 9'2" (7.80 x 3.40 narrowing to 2.80)

A superb double aspect room with double glazed window to front aspect and sliding double glazed patio doors to rear, two radiators, wooden fireplace with inset electric fire, television point, wall lights, fitted carpet, stairs to first floor, door to:

Kitchen

10'9" x 10'1" (3.30 x 3.09)

Extensively fitted kitchen with a range of wood grain finish shaker style wall and matching base units with work surfaces over and under surface lighting, part tiled walls, single drainer sink unit, electric cooker point with incorporated extractor hood over, space and plumbing for a dishwasher, radiator, double glazed window to rear, tile effect laminate flooring, part double glazed pvc rear entrance door, door to:

Utility Room

7'10" maximum x 7'5" maximum (2.40 maximum x 2.27 maximum)

Including the under stairs storage recess with a fitted work surface, wall mounted gas boiler, additional fitted work surface with space and plumbing below for a washing machine and space for a fridge or tumble dryer, vinyl flooring.

First Floor Landing

Radiator, fitted carpet, doors leading off to:

Bedroom 1

12'8" maximum x 10'9" (3.87 maximum x 3.29)

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

Bedroom 2

12'5" maximum x 10'4" (3.80 maximum x 3.17)

Including fitted wardrobes and a concealed airing cupboard housing the hot water cylinder and also providing access to the loft space, fitted carpet, radiator, double glazed window to rear aspect, wall mount tv point.















Bedroom 3

8'5" x 8'1" (2.58 x 2.47)

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

Shower Room

8'10" x 7'7" (2.70 x 2.32)

Fitted with a quality suite comprising a double size walk in tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin and drawers, vinyl flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect, extractor fan, spot lights.

Outside

To the front of the property is a driveway providing off street parking for two cars and access to the integral single garage with an up and over door, power and lighting. The remainder of the front garden faces a westerly direction and is laid to lawn with flower beds bordering. Via a side service passageway there is a gated entrance in to the rear garden which has been landscaped and manicured to provide an ideal space to relax in with a paved suntrap patio beyond which is a lawned garden and established borders, timber shed and outside tap.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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 give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

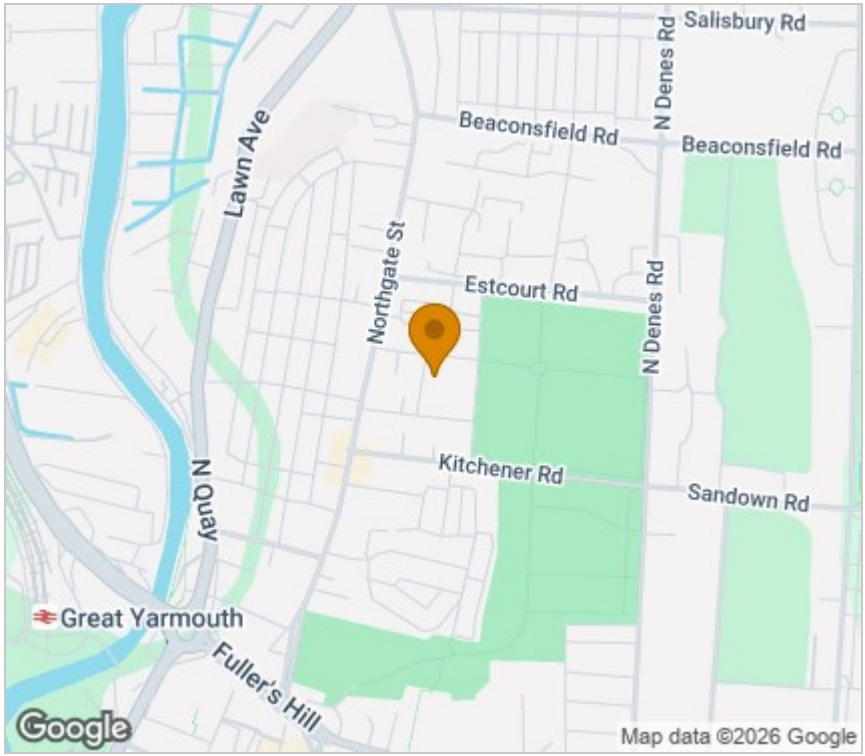
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, turn right into Hammond Road and after a short distance left in to Moat Road.

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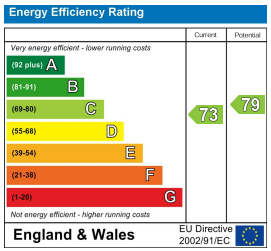
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

Disclaimer
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