



90 Lowestoff Road
Gorleston
Great Yarmouth
NR31 6NB

Guide Price **£260,000-£270,000**
Freehold

CHAIN FREE
Spacious Bay Fronted Semi-Detached House
3 Separate Bedrooms All Off Landing
Central Location of Gorleston
Walking Distance to Beach, Sea & High Street
West Facing Rear Garden
Front Driveway Parking



Bycroft Estate Agents

****CHAIN FREE**** Bycroft Estate Agents are delighted to present this deceptively spacious 3 bedroom semi detached family house, situated in this central Gorleston location within walking distance of the high street, marine parade and sea. The accommodation comprises of entrance hall, lounge, dining room, kitchen, utility, ground floor shower room, landing, 3 separate bedrooms, family bathroom, front driveway, enclosed west facing rear garden, gas central heating, double glazed windows.

UPVC door to:

ENTRANCE HALL

stairs to first floor, frosted double glazed rear window.

LOUNGE

12' 10" x 13' 10" (3.91m x 4.22m) maximum, plus bay window to front aspect, further side window, fireplace, radiator.

off entrance hall to:

DINING ROOM

14' 0" x 11' 11" (4.27m x 3.63m) plus deep understairs storage cupboards, windows to rear and side aspect, radiator, door through to:



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KITCHEN

16' 11" x 9' 0" (5.16m x 2.74m) worktops, range of base cupboards and drawers under, including oven, hob, one and half bowl sink, mixer tap, range of wall units, light and extractor fan, side window and door, breakfast bar, radiator, tiled floor, Worcester gas boiler, door through to:

UTILITY ROOM

9' 8" x 3' 7" (2.95m x 1.09m) worktops with space and plumbing for washing machine, tumble dryer, side window, tiled floor, door through to:

SHOWER ROOM

wc, pedestal wash hand basin, shower cubicle, half tiled walls, two frosted double glazed windows, tiled floor, heated towel rail, radiator.

LANDING

radiator.

BEDROOM 1

13' 11" x 12' 10" (4.24m x 3.91m) plus airing cupboard, two windows to front aspect, further side window, two radiators, wall lights.

BEDROOM 2

11' 11" x 9' 6" (3.63m x 2.9m) side window, radiator.

BEDROOM 3

14' 0" x 9' 0" (4.27m x 2.74m) side window, radiator, wall lights.

BATHROOM

shower cubicle, Mira electric shower fittings, wc, large corner bath, pedestal wash hand basin, half tiled walls, tiled floor, frosted double glazed window, extractor fan.

OUTSIDE

to the front, driveway, raised side borders with shrubs and flowers, gate and pathway round to the rear, enclosed west facing rear garden, paved patio, lawn, borders with shrubs and flowers, two timber sheds, greenhouse, steps up to rear patio, variety of shrubs, plants and trees. Lantern lights, outside tap.

COUNCIL TAX

This property is currently listed as a Band B

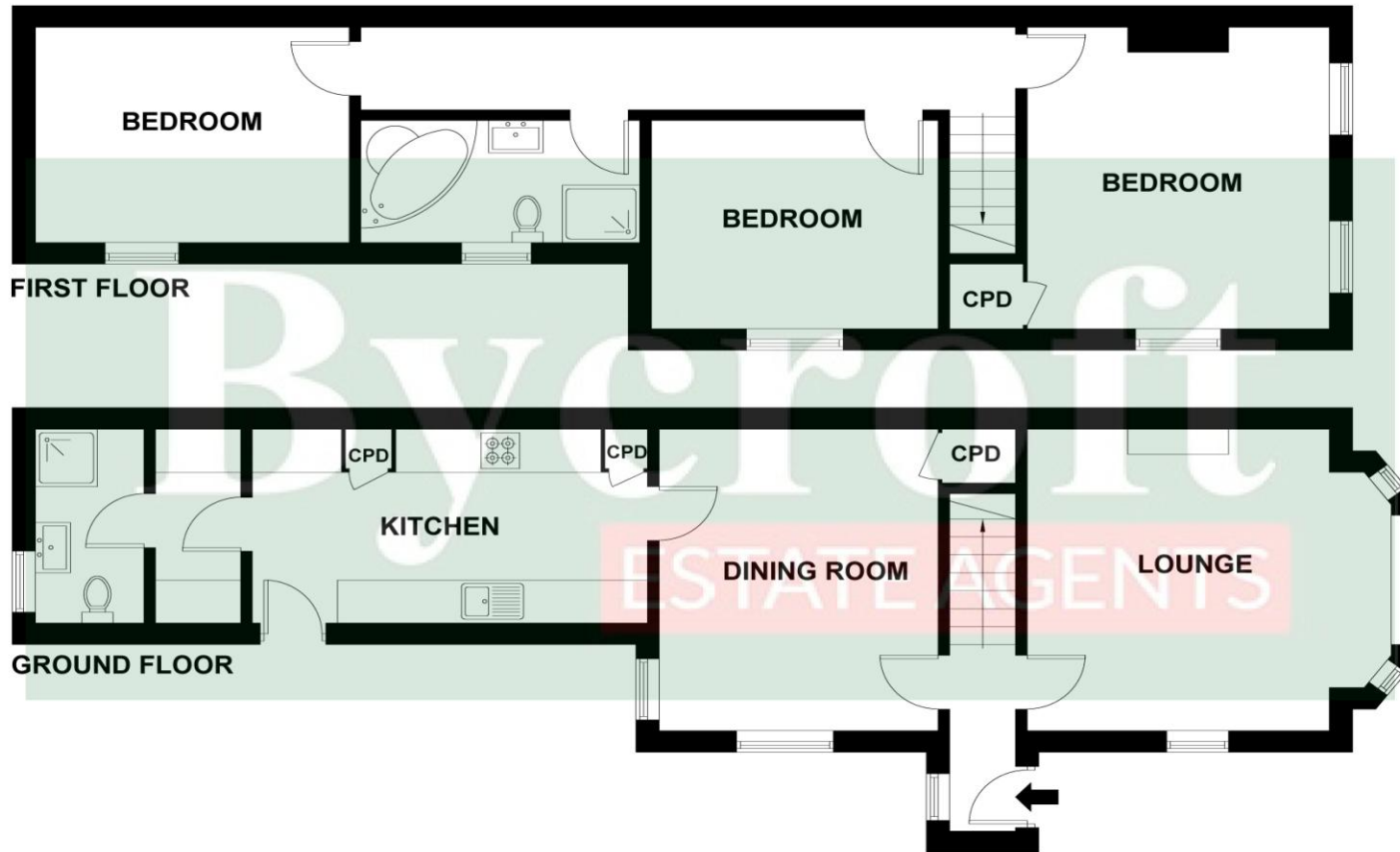
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
B
D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.