

Aldreds
Estate Agents

Matthes Courtyard, Bells Road
Gorleston, NR31 6BB

£235,000



Matthes Courtyard, Bells Road

Gorleston, NR31 6BB

Situated in a central Gorleston location, this well presented three bedroom semi detached home offers spacious and versatile accommodation ideal for modern family living. Set back from Bells Road, the property benefits from two secure allocated off street parking spaces and is conveniently positioned close to local amenities and excellent transport links.

Inside, the home features an open-plan kitchen/diner, alongside a generous master bedroom complete with en-suite shower room and two further double bedrooms. Additional benefits include a downstairs WC, gas central heating and well-proportioned living space throughout, making this an ideal home for first-time buyers, families or investors alike.

Entrance Hall

Tile effect lamianate floor, double glazed door to front, radiator, access to lounge, kitchen/diner, cloak room, stairs to first floor with under stairs cupboard.

Lounge

9'0" x 17'6" (plus bay) (2.76m x 5.34m (plus bay))

Double glazed bay window to front, double glazed window to rear, carpet floor, two radiators.

Kitchen/Diner

7'8" x 17'6" (2.36m x 5.34m)

Tile effect laminate floor, double glazed windows to front and rear, double glazed door to rear, laminate counter tops with over and under counter storage, integrated oven and hob, sink and draining board, space for free standing washing machine and fridge freezer, radiator.

Cloakroom

Tile effect laminate floor, double glazed, window to front, basin, radiator.

Landing

Carpet floor, double glazed window to rear, loft hatch, access to 3 bedrooms and bathroom.

Master Bedroom

9'0" x 11'6" (2.76m x 3.52m)

Carpet floor, double glazed window to rear, radiator, access to En-Suite.

En-Suite Shower Room

Vinyl floor, double glazed Velux window to front, WC, basin, shower cubicle with wall mounted shower, radiator.

Bedroom 2

10'0" x 7'5" (3.05m x 2.27m)

Carpet floor, double glazed window to front, radiator.





Bedroom 3

7'8" x 9'8" (2.36m x 2.95m)

Carpet floor, double glazed window to rear, radiator.

Bathroom

Vinyl floor, double glazed window to front, WC, basin, bath tub, radiator.

Outside Front

Timber fence boundaries, artificial lawn, concrete path to front door, access around to the rear of the property, two allocated parking spaces in a small communal car park.

Outside Rear

Artificial lawn, timber shed, combination of brick wall and timber fence boundaries, patio seating area, access around to the front of the property.

Council Tax

Great Yarmouth Borough Council - Band B

Services

Mains water, gas, electric, drainage

Tenure

Freehold

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.

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, just before the parade of shops turn left into Englands Lane, take the second turning right into Bells Road where a turning into Matthes Courtyard can be found on the left, the property is located straight ahead through the security gate.

What 3 Words

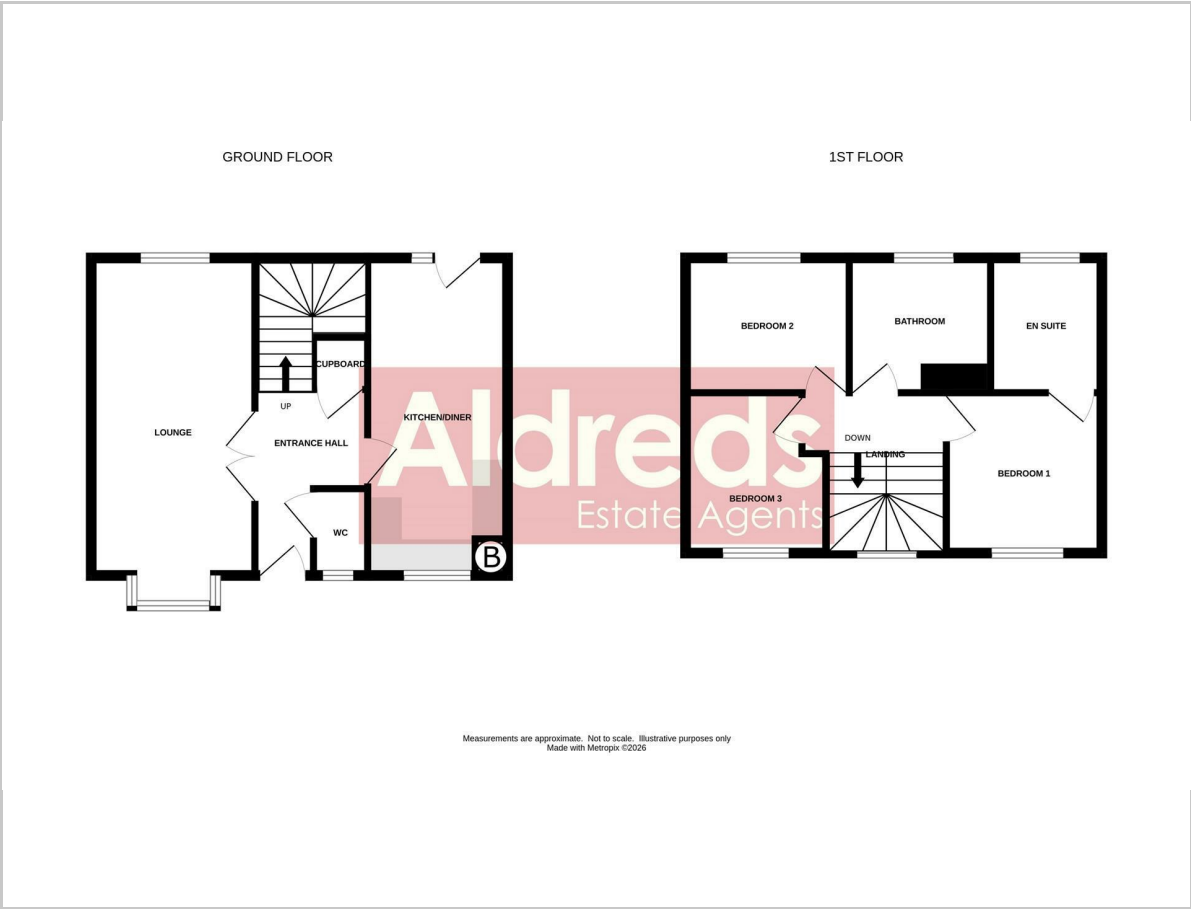
///shrub.verify.tiredness

Ref

G18542/06/26



Floor Plan



Viewing

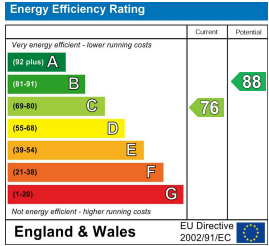
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA