



# Aldreds

Estate Agents

Matthes Courtyard, Bells Road  
Gorleston, NR31 6BB

£240,000



## 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

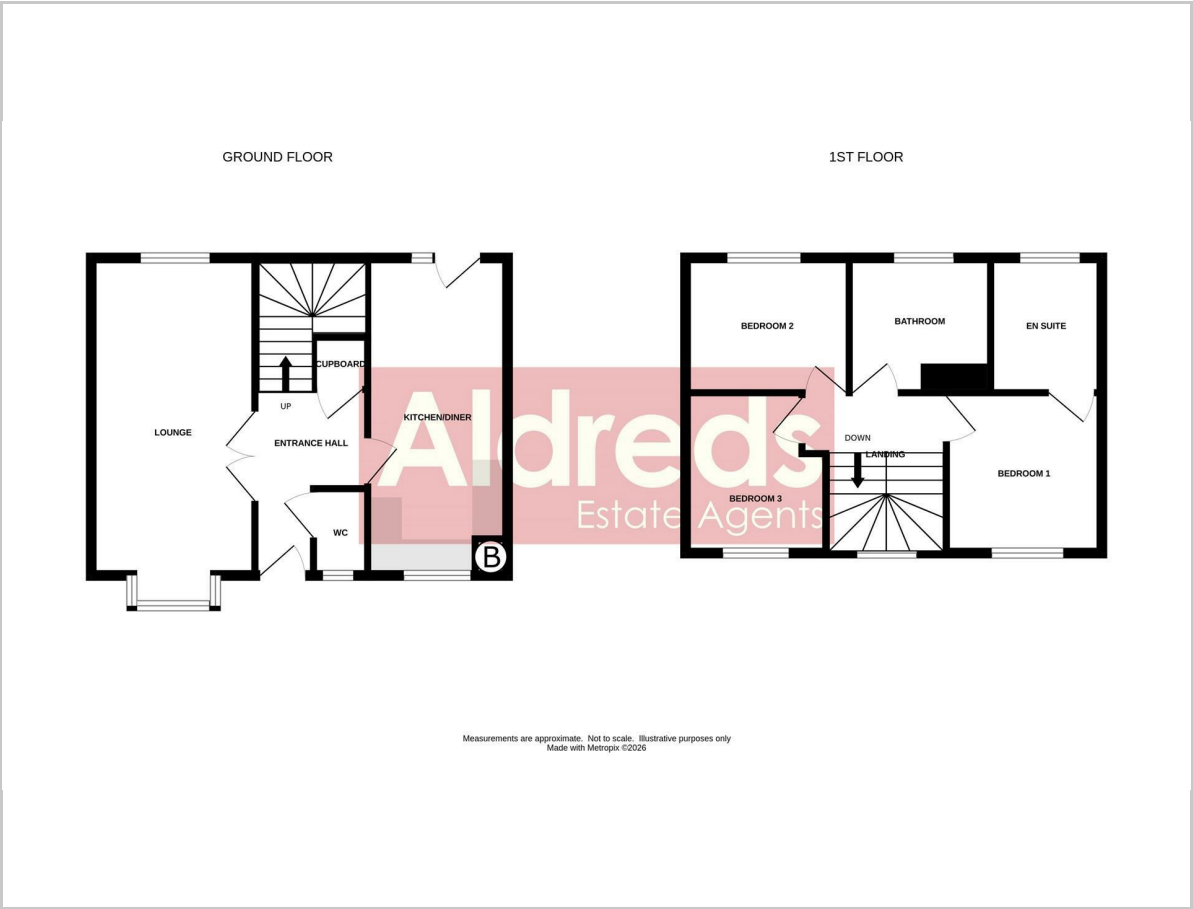
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### Ref

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.

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Area Map



Energy Efficiency Graph

