



Warren Road, Gorleston - NR31 6JT

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HYBRID ESTATE AGENTS



Warren Road

Gorleston, Great Yarmouth

Standing proudly in a PRESTIGIOUS LOCATION, this SUBSTANTIAL SEMI-DETACHED HOME is a rare opportunity to secure a beautifully maintained property backing onto ROLLING FIELDS with UNINTERRUPTED SEA VIEWS to the front. Thoughtfully and CONSIDERABLY EXTENDED, the home now boasts over 1425 SQ. FT. of accommodation (stms), providing versatile living spaces ideal for modern family life. Step through the welcoming entrance hall into the impressive 28' OPEN SITTING & DINING ROOM, a space perfect for both entertaining and relaxing, which seamlessly flows into a 23' GARDEN/LIVING ROOM bathed in natural light and overlooking the garden. The well-appointed kitchen offers excellent storage and solid wooden worktop space, while a ground floor ANNEXE BEDROOM with adjacent shower room provides flexibility for guests, multi-generational living, or a home office. Upstairs, three further bedrooms are served by a stylish family bathroom, each room enjoying a bright, airy aspect and lovely outlooks. The INTERIOR IS INCREDIBLY WELL KEPT, featuring tasteful décor, quality finishes, and a welcoming atmosphere throughout,



making this an inviting and comfortable home ready to move straight into. The plot extends to roughly 0.18 ACRES (stms) to include a SWEEPING DRIVEWAY to the front with gated access, Mediterranean style courtyard seating area, 27' GARAGE and a manicured rear garden with patio seating, sprawling lawn and mature borders.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Vendor Found A Chain Free Purchase
- Semi-Detached Home In A Prestigious Location
- Backing Onto Rolling Fields With Uninterrupted Sea Views To The Front
- Considerably Extended To The Rear Giving Over 1425 Sq. Ft Of Accommodation (stms)
- 28' Open Sitting & Dining Room Backing Onto 23' Garden/Living Room
- Four Bedrooms Including Ground Floor Annex
- Mediterranean Style Courtyard Plus Mature Sizeable Garden Giving Approx. 0.18 Acres (stms)
- Sweeping Gated Driveway With A 27' Detached Garage

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich.



Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

SETTING THE SCENE

The property sits behind a low-level brick wall with a colourful planted border and lockable gated access for both privacy and peace of mind. From here, a sweeping driveway gives ample off road parking for multiple vehicles. Set behind a second set of gates to the left of the home further space is found leading to each the courtyard and a 27' garage.

THE GRAND TOUR

Once inside, a porch style entrance is the first space to greet you with glass panel door leading directly through to the main central hallway. Solid wooden parquet wood flooring in a herringbone pattern greets you with a bright and neutral décor taking you through to all living accommodation on the ground floor. To the left, stairs for the first floor are found with a separate entrance taking you directly to the ground floor bedroom ideal for those seeking multi generational living or additional work or living spaces where a double bedroom is accompanied by an ensuite shower room complete with a fully tiled surround, double shower unit and wall mounted heated towel rail. From the central hallway, the main living space comes to your right hand side in the form of an impressively sized 28' sitting and dining room. Due to its dual facing aspect, the space remains incredibly well lit no matter the time of day with two fully restored brick fireplaces creating a tasteful feature in each living space. All hardwearing wooden effect flooring runs throughout this area with more than enough room for a potential choice of soft furnishings to accommodate both a formal sitting and dining room suite.

To the rear of the central hallway the kitchen is offered in immaculate decorative order where solid wooden work surfaces extend out around a range of wall and base mounted cabinetry with downward lighting where integrated appliances include dual eye level ovens, a five ring gas burner hob, dishwasher with space and plumbing remaining for further white goods and appliances. To the rear of the home courtesy of a historic extension, a 23' garden room creates the ideal secondary living space complete with downward spotlights and Velux windows and large uPVC double glazed windows and doors to the rear allowing the space to bask in natural light courtesy of the property's position.

The first floor landing splits to take you into each of the three bedrooms with the smaller being located at the very front of the property ideal to be used as a single bedroom or nursery for expecting families. Two impressively sized double bedrooms sit on the opposite side of the home with the larger to the front enjoying uninterrupted sea views and the second bedroom at the very rear benefiting from a multitude of fitted storage with rolling field views to the very rear. A three piece family bathroom suite is fully tiled offering a large open space with a tall heated towel rail and shower head with screen mounted over the bath.

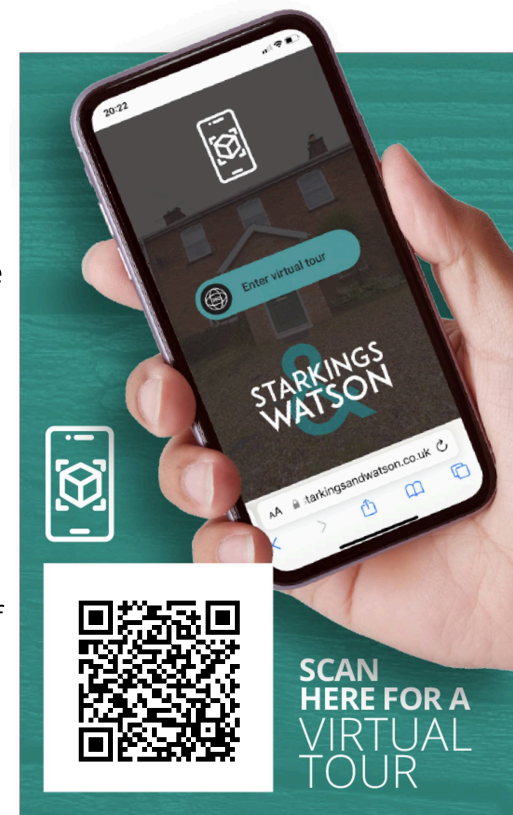
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

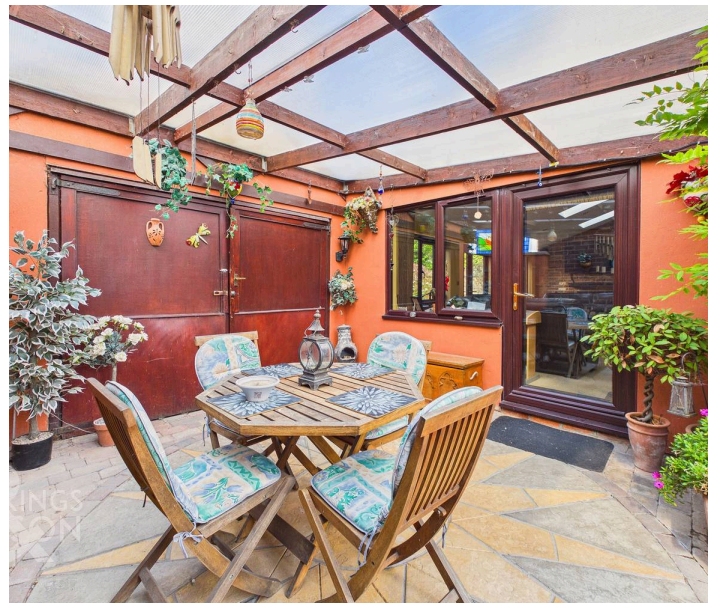


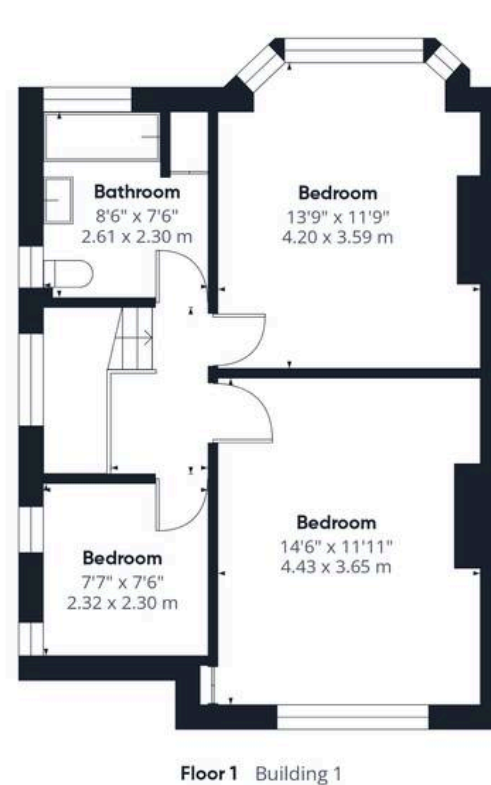
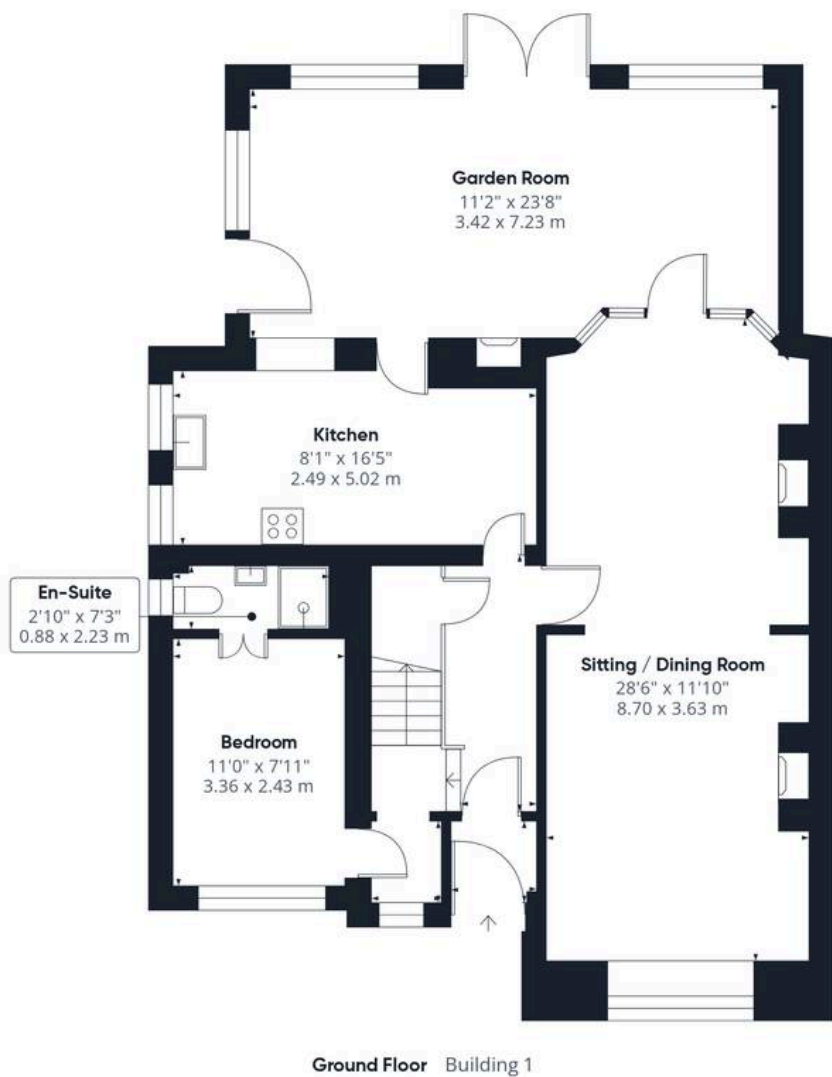




THE GREAT OUTDOORS

The outside space comes in two parts with an entrance from the garden room taking you into a Mediterranean style courtyard covered for convenient use all year round and boasting a unique yet inviting décor. Access to the garage can come from here or the main patio measuring 27' in length, the space is ideal for storage or those wanting to work from home potentially running a business or simply to work on home projects. A large open flagstone patio seating area is the perfect space for garden furniture to sit and enjoy the warmer months, whilst a sprawling lawn reaches out beyond this to the rear of the plot. Mature and colourful borders create a vibrant outlook, with a well manicured garden becoming a haven during the warmer months. To the very rear, a glass greenhouse and fruit trees are then accompanied by a separate garden space where the current owners currently keep chickens with multiple outbuildings, however, could be suited to any potential use.





Approximate total area⁽¹⁾
1732 ft²
161.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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