



Lily Pits, 238 Beccles Road
Gorleston
Great Yarmouth
NR31 8AH

Guide Price **£475,000-£495,000**
Freehold

A True Hidden Gem Of Gorleston!
Detached Cottage
In Continuous Family Name For Over 100 Years
Beautiful Mature Gardens Extending To
Approximately 0.75 Acres (STMS)
Central Location Close To Shops & Schools
CHAIN FREE
Garage





Bycroft Estate Agents are delighted to present this true hidden gem!! This is a rare opportunity to acquire this four bedroom detached cottage, set in approximately 0.75 acres (STMS) of gardens, yet situated centrally and conveniently to shops, amenities and schools for all ages. The property is approached by a long private driveway, a natural pond to the front, enclosed mature gardens to the rear. Cottage accommodation comprises of entrance hall, kitchen/diner, lounge, ground floor bathroom, ground floor wc, first floor four bedrooms ensuite bathroom to the principal. To the outside of the property, detached garage with a utility to the rear, separate out building with workshop and store. To the front of the property a canopied garden room/ barbeque area, woodstore to the rear, double glazed windows.

ENTRANCE HALL

rear window, tiled flooring, door through to:

KITCHEN/DINER

18' 9" x 14' 2" (5.72m x 4.32m) including stairs to first floor, fire place with an open fire, panelled tiled hearth, panelled tiled flooring, 'L' shaped worktop with cupboards and drawers, Aga, space for dishwasher and fridge, one bowl sink with mixer tap, shelving, windows to front and rear aspect, further side window, large opening to:

INNER HALL

door to walk in shelved pantry cupboard, side window, door into:

LOUNGE

14' 3" x 11' 4" (4.34m x 3.45m) fireplace, raised panelled tiled hearth, cast iron woodburner, two windows to front aspect, door to:

INNER HALL

door to:



UTILITY/ SHOWER ROOM

8' 7" x 6' 10" (2.62m x 2.08m) shower cubicle, mains fittings, space for freezer, washing machine, rear window, door to:

INNER HALL

door to:

GROUND FLOOR BATHROOM

bath, pedestal wash hand basin, side window, fully tiled walls.

INNER HALL

door to:

CLOAKROOM

corner wash hand basin, wc, fully tiled walls, rear window.

FIRST FLOOR LANDING

access to roof space.

BEDROOM 1

12' 4" x 11' 3" (3.76m x 3.43m) plus two built in double wardrobes, cast iron fireplace, window to front aspect, door to:

ENSUITE

bidet, pedestal wash hand basin, bath, wc, fully tiled walls, window to front aspect.

BEDROOM 2

11' 4" x 11' 2" (3.45m x 3.4m) plus built in storage cupboard, window to front aspect.

BEDROOM 3

14' 1" x 6' 11" (4.29m x 2.11m) window to rear aspect.

BEDROOM 4

14' 3" x 6' 11" (4.34m x 2.11m) plus large walk in, shelved storage cupboard, two windows to rear aspect.

OUTSIDE

the front of the property is approached by a secure private driveway, leading to ample parking areas, detached single garage, driveway also opens up into a mature gardens with a large natural pond there is a good variety of trees including Rowan Magnolia, Forsythia, Junipers and Hazel Trees, together with lawned areas, borders with a variety of shrubs, plants, in the upper garden a variety of fruit trees including Apple Trees, Pears, Walnut, Victoria Plums and Apricot Trees, greenhouse. To the front of the property a raised canopied barbeque/garden room area, shingled pathways to the canopied area, block pavier patio and pathways leading to, outhouses/ workshops, lighting, two openings to further mature garden extending too approximately 0.75 acres subject to survey, mainly lawned, great variety of shrubs, flowers, mature trees.

GARAGE

18' 11" x 9' 8" (5.77m x 2.95m) side window, light and power points, up and over door, to the rear of the garage is a useful utility area with worktop, cupboards and drawers under, one bowl sink with mixer tap, window, wall units, idea space fridge and freezer.

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
E
E



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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.

