

**Aldreds**  
Estate Agents

31 Warren Road, Gorleston, NR31 6JT

£1,250,000









# 31 Warren Road

Gorleston, NR31 6JT

- Detached Family Home
- 3 Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- Gas Central Heating & Double Glazed Windows
- Beautifully Maintained Gardens
- 5 Double Bedrooms
- Stunning Garden Room
- 2 Bathrooms (1 en-suite)
- Detached Garage/Workshop
- Views over Golf Course towards the Sea

This handsome family home stands in an enviable position on a private road with far reaching views over Gorleston Golf Club towards the sea. The property offers beautifully presented accommodation which includes 5 bedrooms, kitchen/breakfast room, 3 reception rooms (2 with wood burners), a stunning garden room with under floor heating and 2 bathrooms (1 en-suite). The house is surrounded by manicured gardens and secluded patio areas, with electric gates opening to the driveway and a large detached garage/workshop. Only by inspection can the quality and location of this fine property be fully appreciated and viewing is highly recommended.



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## Entrance Lobby 6'0" x 3'10" (1.83m x 1.17m)

Panelled entrance door with glazed panels. Wood floor with mat recess. Picture rail. Decorative corning. Double glazed window to side aspect.

## Entrance Hall

Wood floor. Column radiator. Telephone point. Stairs to first floor landing. Picture rail. Decorative corner scene. Double glazed window to side aspect.

## Cloakroom

White WC and wash basin with cupboard below. Part tiled walls. Column radiator. Double glazed window to front.

## Kitchen/Breakfast Room 17'10" x 12'10" + 9'8" x 6'5" (5.44m x 3.91m + 2.95m x 1.96m)

Polished granite worktops with matching up stands and a range of cupboards and drawers below. Integrated dishwasher. White double bowl sink with mixer tap. Island unit with sink, cupboard and drawers below and open storage either end. Gas fired Aga. Large distressed period style unit with integrated fridge and freezer, cupboard concealing space for a microwave oven, pantry cupboard and further storage cupboards. Reclaimed flagstone floor from a French château. Column radiator. Inset ceiling spotlights. Double glazed windows to front and rear aspects. Door with double glazed panels to the side courtyard garden.





### Utility Room 9'1" x 5'11" (2.77m x 1.80m)

Solid wood worktop with space below for washing machine and tumble dryer. Butler sink with tiled splashback. Flagstone floor. Wall mounted gas fired boiler. Inset ceiling spotlights. Double glazed window to front aspect.

### Sitting Room 11'1" x 10'3" max, 7'4" min (3.38m x 3.12m max, 2.24m min)

Wood floor. Exposed brick fireplace with a wood burner on a quarry tiled hearth. Picture rail. Decorative cornicing. Ceiling rose. Bay with double glazed windows to front aspect.

### Inner Hallway

### Dining Room 13'1" x 11'1" plus bay (3.99m x 3.38m plus bay)

Column radiator. Picture rail. Decorative cornicing and ceiling rose. Bay with double glazed windows to rear aspect. Panelled opening to lounge.

### Lounge 20'7" x 13'2" (6.27m x 4.01m)

### Garden Room 12'1" x 11'2" + 13'11" x 7'0" (3.68m x 3.40m + 4.24m x 2.13m)

Stone flooring with underfloor heating. Double glazed windows to side and rear aspects. Pitched double glazed roof with electric roof openings. Double glazed doors to side and rear.

### First Floor





## Landing

Column radiator. Large built-in airing cupboard with light, slatted shelves and a large hot water cylinder. Picture rail. Decorative cornicing. Loft access hatch with ladder to loft space. Inset ceiling spotlights. Single glazed stained glass leaded window to front aspect.

## Bedroom 1 14'9" x 13'2" plus recesses (4.50m x 4.01m plus recesses)

Radiator. Television point. Dado rail. Double glazed window to side and rear aspects.

## Walk-in Wardrobe 6'7" x 4'3" (2.01m x 1.30m)

Fitted shelves and hanging rails. Inset ceiling spotlights.

## En-suite Bathroom 11'7" x 6'10" max (3.53m x 2.08m max)

White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin. WC. Bidet. Part tiled walls. Tiled shower cubicle with mixer tap, shower attachment and a rainfall fitting above. Extractor. Inset ceiling spotlights. Double glazed window to side aspect.

## Bedroom 2 12'10" x 11'1" max, 8'5" min (3.91m x 3.38m max, 2.57m min)

Column radiator. Television point. Dado rail. Double glazed window to front aspect.

## Bedroom 3 11'1" x 10'4" (3.38m x 3.15m)

Column radiator. Period fireplace. Television point. Dado rail. Double glazed window to front aspect.

## Bedroom 4 11'1" x 10'2" (3.38m x 3.10m)

Column Radiator. Television point. Dado rail. Double glazed window to rear aspect.

## Bedroom 5 12'9" max x 9'8" (3.89m max x 2.95m)

Column radiator. Television point. Dado rail. Double glazed window to rear aspect.

## Bathroom 8'7" max x 8'4" (2.62m max x 2.54m)

Panelled bath with mix a tap and shower attachment. Pedestal wash basin. WC. Part tiled walls. Large walk-in tiled shower with mixer tap, shower attachment and a rainfall fitting above. Column radiator and towel rail. Shaver point. Extractor. Inset ceiling spotlights. Two double glazed windows to side aspect.

## Outside

Double electric gates open to a wide driveway which leads to a detached garage/workshop 7.52m x 3.76m (24'8" x 12'4") with double doors, light and power, overhead storage space, double glazed window to rear, door to side.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage are connected.

## Council Tax

Great Yarmouth Borough Council - Band F. Please note that this property shows an Improvement Indicator on the Council Tax website which means that If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

## Agent's Notes

Warren Road is a private unadopted road. We understand that the residents formed a road management committee and each resident pays an amount in the sum of around £100 each year to a sinking fund.

## Location

Gorleston is a popular seaside town with an award winning beach, close to the Norfolk/Suffolk border, between Lowestoft and Great Yarmouth where there are good rail links to Norwich, London and Ipswich. Local amenities include shops, supermarkets, library, pubs and restaurants, all levels of schools, golf club and James Paget Hospital.

## Directions

Heading south on Gorleston High Street, proceed over the traffic lights onto Lowestoft Road which leads into Victoria Road. Continue past the signpost for the A47 and round to the left onto Park Road. Then turn right onto Marine Parade, following the road to the end and round to the right onto Yallop Avenue. Follow Yallop Avenue and Warren Road is a turning on the left hand side. Continue past Gorleston Golf Club and the property will be found on the left hand side.

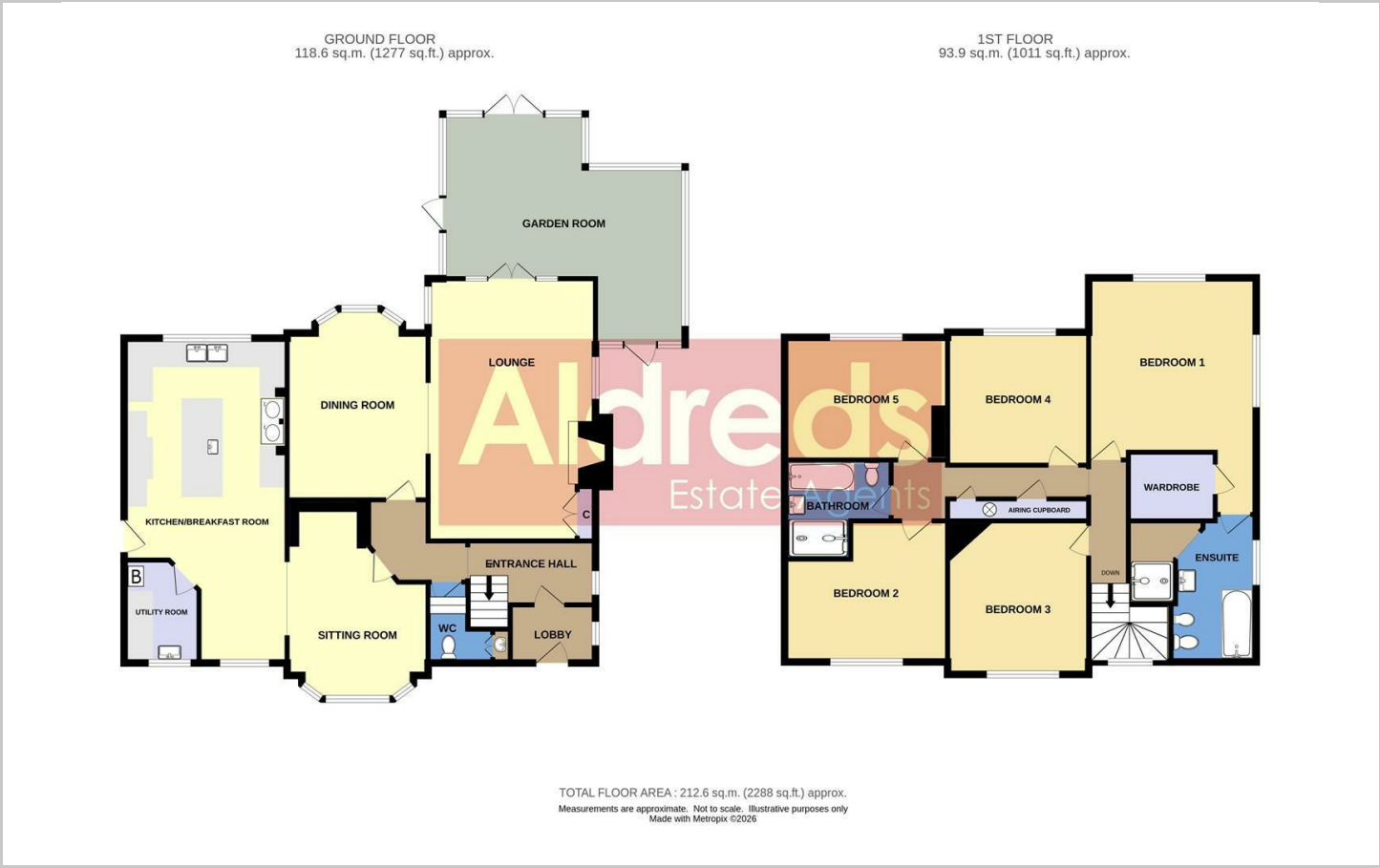
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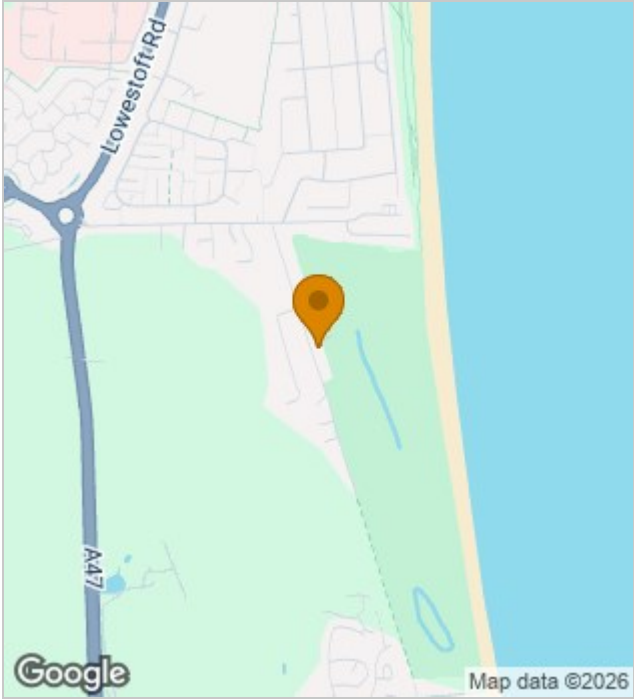
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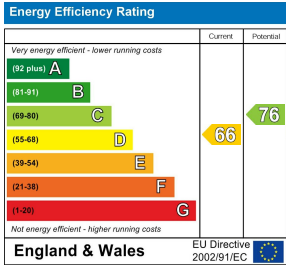
Floor Plans



Location Map



Energy Performance Graph



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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