

Aldreds
Estate Agents

112 Hamilton Road

Great Yarmouth NR30 4LX

£262,500

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Aldreds are pleased to offer this double bay fronted, well maintained end terraced house in a sought after location close to local amenities, a regular bus route and short walk to the beach. This attractive property would make an ideal family home with a flexible living space comprising of an entrance hall, sitting/ dining room/bedroom 4, lounge, spacious kitchen/breakfast room and cloakroom on the ground floor. On the first floor a landing serves three good sized bedrooms and a bathroom. Outside there is a particular benefit of a sweeping driveway providing ample parking, a garage and south facing rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed composite entrance door, stairs to first floor with open under stairs recess, radiator, doors leading off to:

Lounge

12'11" x 10'11" (3.95 x 3.33)

Including the chimney breast, plus an attractive double glazed bay window to front aspect, radiator, television aerial lead.

Dining/Sitting Room/Bedroom 4

11'11" x 11'1" (3.64 x 3.40)

Plus an attractive double glazed bay window to side aspect, television point, radiator. This room could easily be used as a ground floor bedroom due to the size of the kitchen being able to accommodate a table and chairs.

Kitchen/Breakfast Room

24'4" x 8'8" (7.44 x 2.66)

Superb spacious kitchen with an extensive range of walnut finish wall and matching base units with polished finish work surfaces over, matching upstands, integrated dishwasher, fridge/freezer, built in electric double oven, four ring gas hob, glass splashback panel and overhead stainless steel extractor hood, single drainer stainless steel sink unit, tiled flooring, space and plumbing for a washing machine, cupboard housing the wall mounted Ideal gas boiler, radiator, triple aspect double glazed windows, part double glazed pvc rear entrance door, door to:

Cloakroom

3'9" x 2'5" (1.15 x 0.75)

Low level wc, tiled flooring.

First Floor Landing

Double glazed window to side aspect, drop down loft ladder providing access to the insulated and boarded loft space, doors leading off to:

Bedroom 1

12'11" x 10'11" (3.95 x 3.33)

Including the chimney breast plus a double glazed bay window to front aspect, radiator.















Bedroom 2

11'11" x 11'3" (3.65 x 3.43)

Including the chimney breast, double glazed window to side aspect, radiator.

Bedroom 3

9'6" x 8'11" (2.91 x 2.73)

Including the chimney breast plus fitted storage cupboards, double glazed window to side aspect, radiator.

Bathroom

8'10" x 6'2" narrowing to 5'6" (2.71 x 1.90 narrowing to 1.70)

White suite comprising tub bath, pedestal wash basin, low level wx, tiled walls, radiator, recessed spot lights, vinyl flooring, two frosted double glazed windows to side aspect.

Outside

To the front of the property double gates provide access to a long concrete driveway providing ample car parking with a further secure set of gates leading to the rear garden with additional parking and a concrete sectional garage. The front garden is laid with shingle and established planting, outside light. The rear garden faces a southerly direction and is private with a lawned area, paved suntrap patio and side borders.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

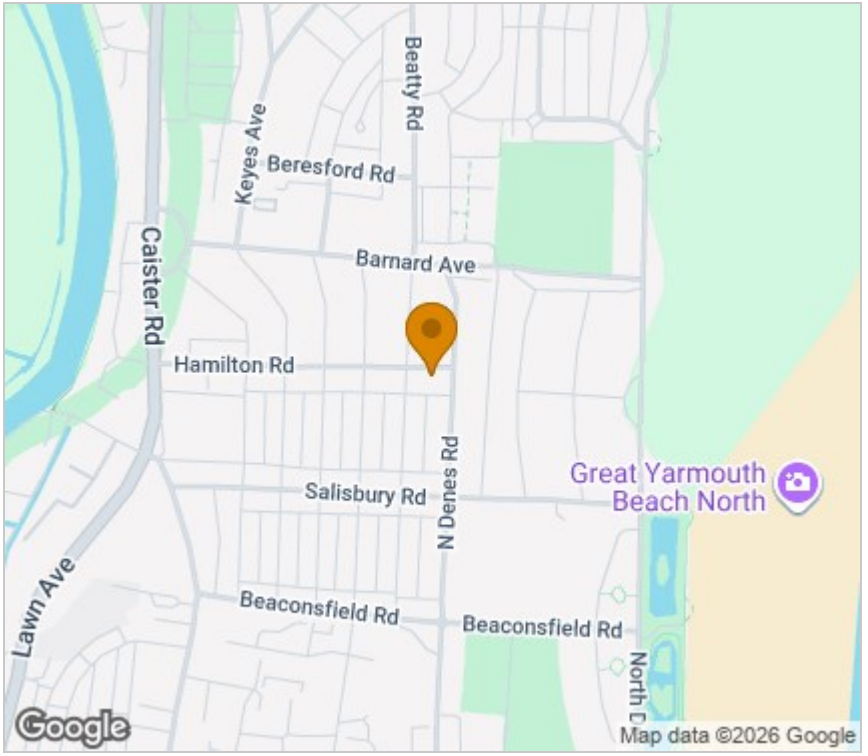
From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road where the property can be found towards the far end on the right hand side.

Ref: Y12829/08/26/CF

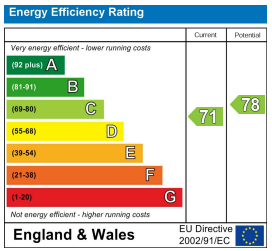
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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