



Victoria Road, Gorleston GREAT YARMOUTH NR31 6EL

welcome to

Victoria Road, Gorleston GREAT YARMOUTH

Detached Victorian Five bedroom property, holds extraordinary potential to become an exceptional family home. Spread over Three floors and offers original features throughout. Please call us today on (01493) 661999 to secure you viewing



Reception Hall

A stunning reception hall, comprising of, single glazed wooden front door, with opaque glazed panel and a overhead transom window. Original wood flooring, radiator, ceiling light, traditional spindle staircase, and carpeted stairs to first floor landing. From here, doors allow access to ground floor reception rooms

Drawing Room

17' 10" x 12' 1" (5.44m x 3.68m)

A perfect central gathering hub, to relax as a family, with window to side aspect. Original wood flooring, TV and telephone point, radiator, 2 x inset alcoves, and beautiful feature fireplace, with decorative tiled mantel and heath

Dining Room

12' 4" x 11' 7" (3.76m x 3.53m)

A light filled dining area, with bay window to side. Original wood flooring, radiator, ceiling light, 2 x inset alcoves, and beautiful feature fireplace, with decorative tiled mantel and heath

Kitchen

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

Window to rear aspect.

A contemporary and well-appointed kitchen, offering an extensive range of base and drawer storage units with decorative handles, complimentary roll top worksurfaces over, space for Range cooker with original brick inset mantle and tiled heath, power points, ceiling light, vinyl flooring, radiator, and built-in storage cupboard

Utility Room

11' 5" x 5' 3" (3.48m x 1.60m)

Window to rear and door to side aspect. Allowing access to rear garden.

Original tiled flooring, space and plumbing for washing machine and tumble dryer, space for free standing fridge/freezer, ceiling light, radiator, and power points. Doors give access to store room and garage

Storeroom

Terracotta painted concrete flooring, power points, ceiling light, and space for free standing fridge/freezer

Scullery

8' 8" x 7' 5" (2.64m x 2.26m)

Window and door to rear aspect, allowing direct access into garden.

The Scullery benefits from Old clay, timeless Pamment flooring, built-in base storage cupboard, with wooden worktop, housing Belfast sink, and chrome mixer taps, space and plumbing for undercounter dishwasher, ceiling light and power points. A door provides access to the storage area, and a further door with steps leads down to the pantry

W/C

Off Scullery: Accessed from the rear garden

First Floor Accomodation

First Floor Landing

Carpeted flooring, ceiling light, Doors give access to first floor bedrooms, family bathroom and separate W/C

W/C

Off Landing: Opaque window to rear.

High level ceramic single flush W/C cistern

Family Bathroom

A beautifully designed 2 piece suite, with opaque window to rear aspect.

Roll top bath with chrome feet, traditional bath shower mixer tap with handset, and thermostatic rainfall shower over, traditional wash hand basin and pedestal, vinyl floor covering, stunning Herringbone style splashback wall tiles, ceiling light, built-in storage cupboard, and chrome heated towel radiator

Bedroom Two

13' 11" x 12' 1" (4.24m x 3.68m)

Window to side aspect. Carpeted flooring, radiator,

wall sockets, 2 x ceiling lights, 2 x inset alcoves and beautiful Victorian cast iron fireplace with decorative tiles, and mantel

Bedroom Three

12' 1" x 11' 3" (3.68m x 3.43m)

Window to rear aspect. Carpeted flooring, 2 x ceiling lights, wall sockets, built-in storage cupboard, radiator, and feature cast iron fireplace with decorative tiling

Bedroom Four

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to side aspect. Carpeted flooring, 2 x ceiling lights, radiator, wall sockets, and feature cast iron fireplace with decorative mantel

Bedroom Five/Study

7' 6" x 4' 11" (2.29m x 1.50m)

Window to front aspect. Carpeted flooring, ceiling light, wall sockets, and radiator

Second Floor

Master Bedroom

17' 10" x 13' 7" (5.44m x 4.14m)

Window to front aspect. Original wood flooring, wall lighting, radiator, and wall sockets

Front Exterior

Sitting at the front of the property, lies an expansive lawned area, planted with mature trees and is enclosed by a low brick-wall with iron railings to the boundary. The garden offers excellent potential to be transformed into a beautiful outdoor retreat. Its spacious layout provides ample opportunity for incorporating vibrant flower beds, wonderful seating area, or paved driveway providing ample off road parking in front of garage. To the side, there is access to an external brick-built and uPVC conservatory

Garage

Wooden doors open into garage, with concrete flooring, and mechanics inspection pit. Working electricity points and lighting. Door to rear, allows for convenient access into utility room



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welcome to

Victoria Road, Gorleston GREAT YARMOUTH

- 3-Storey Five Bedroom Detached Victorian Property
- Expansive Front Garden & Spacious Garden to the Rear of the Property with Outside W/C
- Off Road Parking & Garage
- Versatile Outbuilding, & Conservatory
- Scullery, Separate Utility, Pantry and Store Room

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£500 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108265 - 0004

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