

**Aldreds**  
Estate Agents



40 Lawyer Corys, Gorleston, NR31 6TR

£269,000



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£269,000

# 40 Lawyer Corys

Gorleston, NR31 6TR

- Extended Detached House
- Ground Floor Cloakroom
- Kitchen
- Gas Central Heating & UPVC Double Glazing
- No Onward Chain
- 3 Bedrooms
- Long Lounge/Diner
- Bathroom
- Driveway & Garage
- Close to Beach

A well-presented and extended freehold three-bedroom detached home, ideally located for easy access to the award-winning Gorleston beach and James Paget Hospital. The front extension provides an entrance lobby, ground floor cloakroom and a longer lounge/diner. The property benefits from gas central heating, UPVC double glazing, a driveway and garage to the rear with potential to create an additional parking space. Enclosed rear garden, ideal for families and outdoor entertaining. Chain free.



### Entrance Lobby 5'5" x 4'10" (1.65m x 1.47m)

Composite entrance door with double glazed panel and spy hole. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

### Entrance Hall 9'7" x 6'4" (2.92m x 1.93m)

WC. Wash basin with cupboard below. Part tiled walls. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

### Cloakroom 4'10" x 4'2" (1.47m x 1.27m)

WC. Wash basin with cupboard below. Part tiled walls. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

### Lounge/Diner 25'3" x 10'5" max, 9'6" min (7.70m x 3.18m max, 2.90m min)

Laminate floor. Radiator. Cable television point. Telephone point. Coved and textured ceiling. UPVC double glazed bow window to front aspect. UPVC double glazed doors to the rear garden.





### Kitchen 13'7" x 9'7" (4.14m x 2.92m)

Fitted with a range of worktops with cupboards and drawers below. Stainless steel sink with mixer tap. Tiled splashbacks and matching wall units. Integrated appliances include a fan-assisted oven and grill, four burner gas hob with extractor, dishwasher and washer dryer. Built-in storage cupboards. Radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect. Single glazed window and part glazed door to the side entrance porch.

### Side Entrance Porch 13'5" x 2'9" (4.09m x 0.84m)

Tiled floor. Double power point. Polycarbonate roof. Single glazed windows to front and side. UPVC double glazed door to the rear garden.

### First Floor

#### Landing

Smooth plaster ceiling. Loft access hatch. UPVC double glazed window to side.



### Bedroom 1 11'7" x 9'8" (3.53m x 2.95m)

Radiator. Cable television point. Fitted wardrobes with matching overhead cupboards and open corner display shelves. Coved and textured ceiling. UPVC double glazed window to front aspect.

### Bedroom 2 11'7" x 8'6" (3.53m x 2.59m)

Radiator. Built-in double wardrobe with two large sliding mirror doors. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

### Bedroom 3 8'5" x 7'5" (2.57m x 2.26m)

Radiator. Over stairs recess with a wall mounted gas fired combination boiler. Smooth plaster ceiling. UPVC double glazed window to front aspect.

### Bathroom 8'5" x 5'5" (2.57m x 1.65m)

Fully tiled walls and a white suite comprising panelled bath with a Mira advance ATL thermostatic shower above. Pedestal wash basin. WC. Chrome towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed windows to side and rear.

### Outside

The front garden has been shingled for low maintenance with shrubs. The rear garden is enclosed by fencing and laid partly to lawn with patio areas. A pathway leads to a gate to the driveway which provides one off-road parking space in front of a semi-detached single garage with electric roller shutter door. There is potential to create a wider driveway providing more parking space.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane. At the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road. Proceed over the next 2 sets of traffic lights and take the first exit off the roundabout onto Links Road. Take the first turning on the left onto Mariners Compass. At the T junction, the pedestrian pathway to South Garden will be seen immediately in front.

### what3words

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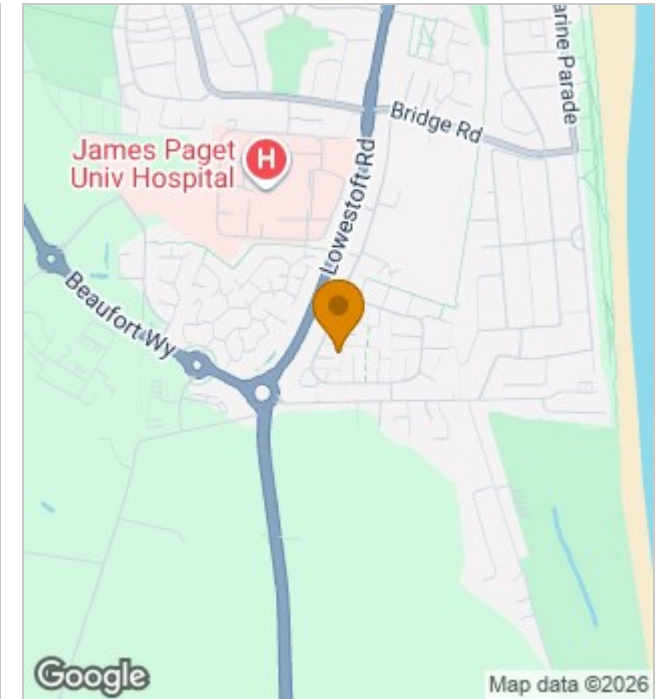
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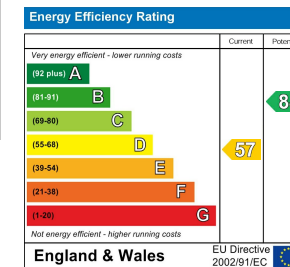
## Floor Plans



## 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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149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA