



8 Bure View Tarworks Road

, Great Yarmouth, NR30 1QR

£325,000



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, Great Yarmouth, NR30 1QR

A unique opportunity to acquire a superb new build end terraced town house on this select development providing panoramic river views. The property is finished to a high specification with spacious accommodation spread over three floors comprising of an entrance hall leading to a ground floor cloakroom, utility and integral garage. On the first floor is a bedroom, quality fitted kitchen with dark grey high gloss units and granite worktops leading to a living room with fantastic full width balcony overlooking the river. On the second floor is a master bedroom with en-suite shower room, additional double bedroom and family bathroom. The property offers car parking to the front leading to the integral garage, a landscaped rear garden, gas central heating and quality black double glazed windows and doors. An early viewing is recommended.

Entrance Hall

Double glazed entrance door with tinted glass, LVT flooring, radiator, stairs to first floor with feature glass panels and adjacent airing cupboard housing the high capacity pressurised hot water cylinder, double glazed window to rear via the half landing, doors leading off to:

Utility Room

9'7" x 7'1" (2.92 x 2.16)

Fitted light grey wall unit with white granite work surface under with space and plumbing below for a washing machine and tumble dryer, small under stairs storage cupboard, double glazed door to rear, radiator, LVT flooring, door in to garage and access to:

Cloakroom

White low level wc with concealed cistern and adjacent wash basin, extractor fan. LVT flooring.

Integral Garage

19'1" x 9'7" (5.82 x 2.93)

With electric up and over door, power and lighting, electric car charging point.

First Floor Landing

Recessed spot lights, radiator, stairs to second floor with feature glass panels, doors leading off to:

Dining Room/Bedroom 3

10'4" x 7'3" (3.16 x 2.21)

Fitted carpet, wall mount tv point, telephone point, radiator, double glazed window to rear aspect.

Kitchen

10'7" x 6'1" (3.24 x 1.87)

Kitchen fitted with light grey matt finish wall and matching base units with granite worktops and under counter sink with mixer tap, integrated dishwasher, built in AEG electric oven and four ring ceramic hob, stylish black extractor and glass splashback, integrated full height fridge/freezer, upstand splashback, LVT flooring, double glazed window to side aspect, radiator.

Living Room

13'10" x 12'10" (4.24 x 3.93)

Sliding double glazed doors on to a full width glazed balcony with panoramic river views, radiator, wall mount tv point, LVT flooring, recessed spot lights.

Second Floor Landing

Fitted carpet, doors leading off to:

Master Bedroom

13'10" x 10'4" (4.24 x 3.17)

Double glazed doors on to a Juliet balcony providing river views, fitted carpet, radiator, wall mount tv point, door to:





En-Suite Shower Room

6'9" x 5'0" (2.06 x 1.52 (2.07 x 1.53))

Fitted with a white suite with tiled shower cubicle with mains fed thermostatic controlled shower fitting, low level wc with concealed cistern and vanity unit with inset wash basin, extractor fan, recessed spot lights, LVT flooring, chrome towel rail/radiator.

Bedroom 2

10'4" x 7'5" (3.16 x 2.28)

Radiator, wall mount tv point, telephone point, fitted carpet.

Family Bathroom

6'10" x 5'4" (2.08 x 1.63)

Fitted with a white suite with a panelled bath with mains fed shower fitting over, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, chrome towel rail/radiator, grey vinyl flooring, extractor fan.

Outside

To the front of the property is a triple width driveway for parking and access leading to the integral garage with up and over door, power and lighting, electric car charging point. To the side and rear are generous gardens which have been landscaped and laid to lawn with a full width rear paved patio and enclosed by fencing, Outside light and tap, Air source heat pump boiler. A gate leads to a service passageway and immediately opposite a gated access in to a further lawned garden which is being sold with the property and is fully enclosed by timber fencing.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

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 northwards along North Quay, crossing over the roundabout into the second portion of North Quay. Take the first turning on the left-hand side into Tarworks Road where the site can be found part way down on the right-hand side.

PEA Rating - TBC

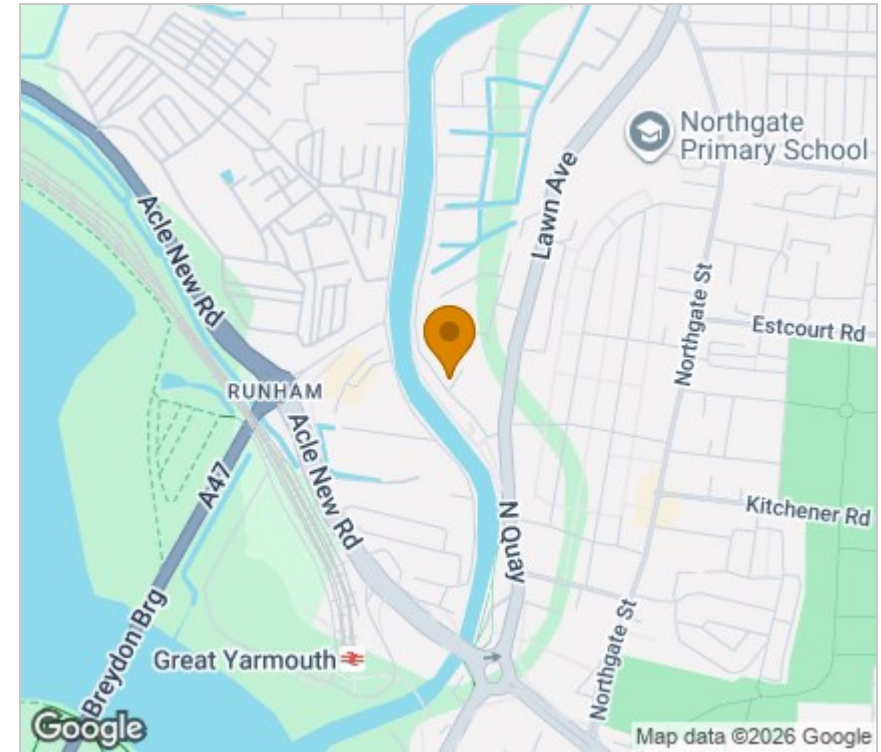
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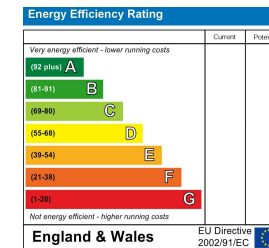
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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