

**Aldreds**  
Estate Agents



24 Somerville Avenue, Gorleston, Great Yarmouth, NR31 7NW

£220,000



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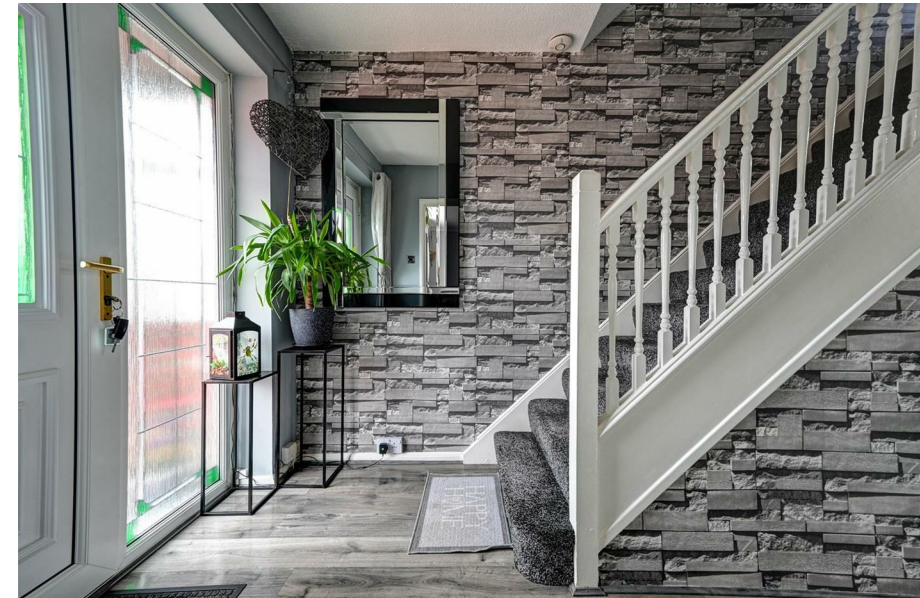
£220,000

# 24 Somerville Avenue

Gorleston, Great Yarmouth, NR31 7NW

- End Terraced House
- Lounge
- Conservatory
- Shower Room
- Off Road Parking for 2 Vehicles
- 3 Bedrooms
- Dining Room
- Kitchen
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden

A very well presented 3 bedroom end terraced house with 2 off road parking spaces and a pleasant enclosed rear garden.



## Open Entrance Porch

Tiled floor. UPVC double glazed windows either side.

## Entrance Hall 10'9" x 6'5" (3.28m x 1.96m)

UPVC entrance door with UPVC double glazed side panel. Radiator. Laminate floor. Low door to a built-in under the stairs storage cupboard. Staircase with turned wood balustrade to first floor landing.

## Lounge 13'5" x 11'4" max (4.09m x 3.45m max)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect. Panelled doors with glazed panels to dining room.

## Dining Room 10'5" x 10'1" (3.18m x 3.07m)

Laminate floor. Radiator. Smooth plaster ceiling. Coving. Double glazed sliding patio door to conservatory.

## Conservatory 11'9" x 8'2" (3.58m x 2.49m)

Tiled floor. Radiator. UPVC double glazed windows to side and rear. Double glazed sliding patio door to a paved patio and the rear garden.





### **Kitchen 11'0" max x 9'9" (3.35m max x 2.97m)**

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Space for an electric cooker with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Wall mounted gas fired combination boiler. Tiled floor. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to side.

### **First Floor**

#### **Landing**

Loft access hatch. UPVC double glazed window to side.

#### **Bedroom 1 12'0" max x 11'1" (3.66m max x 3.38m)**

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

#### **Bedroom 2 11'10" x 9'11" plus recess (3.61m x 3.02m plus recess)**

Radiator. Built-in cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.



### Bedroom 3 8'10" max x 7'9" max (2.69m max x 2.36m max)

Radiator. Built-in over stairs storage cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

### Shower Room 8'1" x 5'6" (2.46m x 1.68m)

Large tiled shower cubicle with an electric shower unit and sliding screen door. White WC and pedestal wash basin. Radiator. Extractor. Inset ceiling spotlights. UPVC double glazed windows to side and rear.

### Outside

The area to the front of the property has been brick weaved and shingled to provide two off-road parking spaces. A pathway and gate to the side of the property leads to the rear garden which is enclosed by fencing and laid to lawn with a large split level paved patio and established shrub border. A paved pathway leads to towards the rear boundary to timber and felt roof garden shed. There is a further timber and felt roof garden shed and a brick built store/utility with a white WC, light and power. Outside cold water tap to the rear of the property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### 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, turn right into Gloucester Avenue, turn right into St Benets Road, turn left into Somerville Avenue where the property can be found on the right hand side.

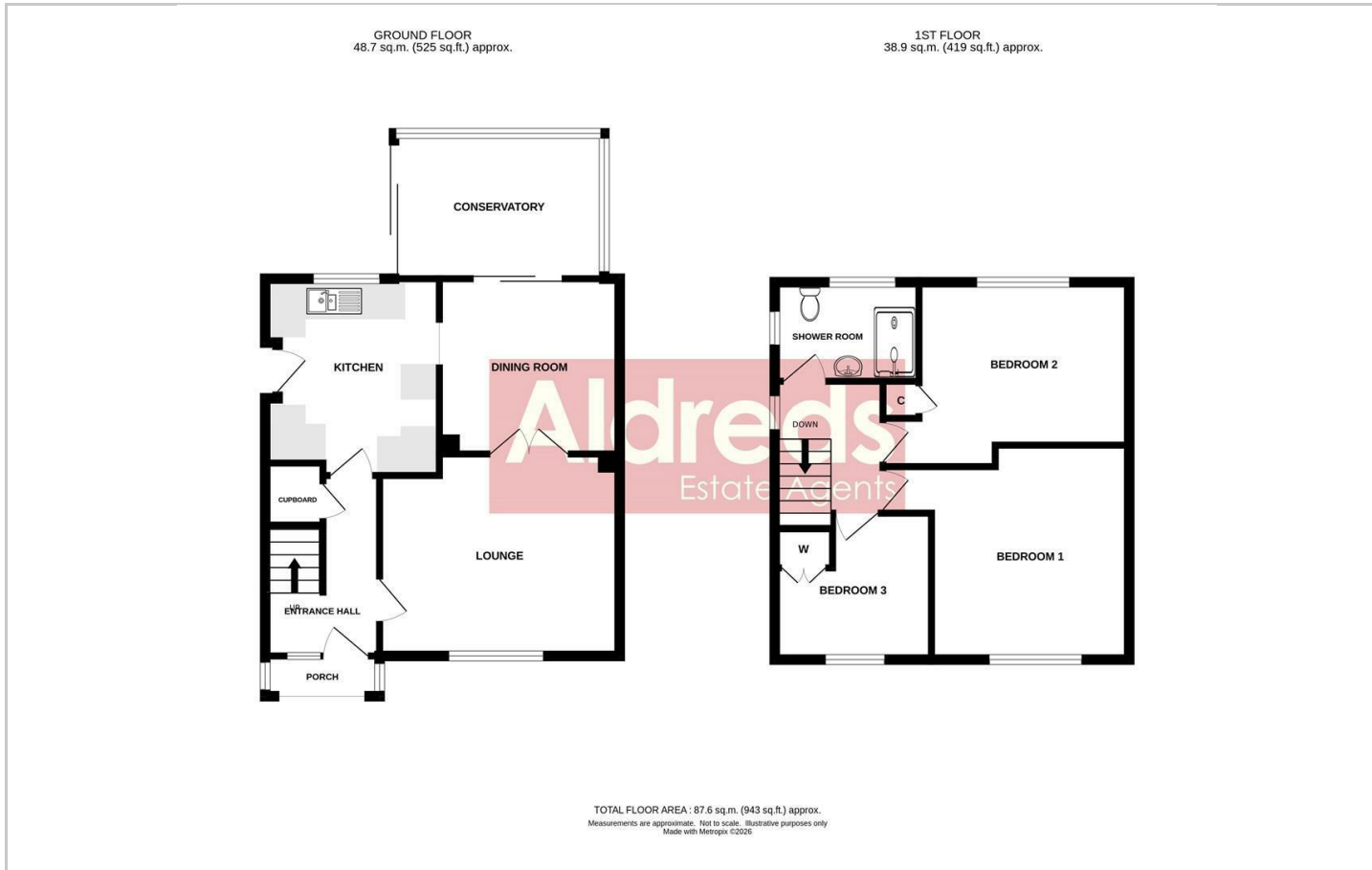
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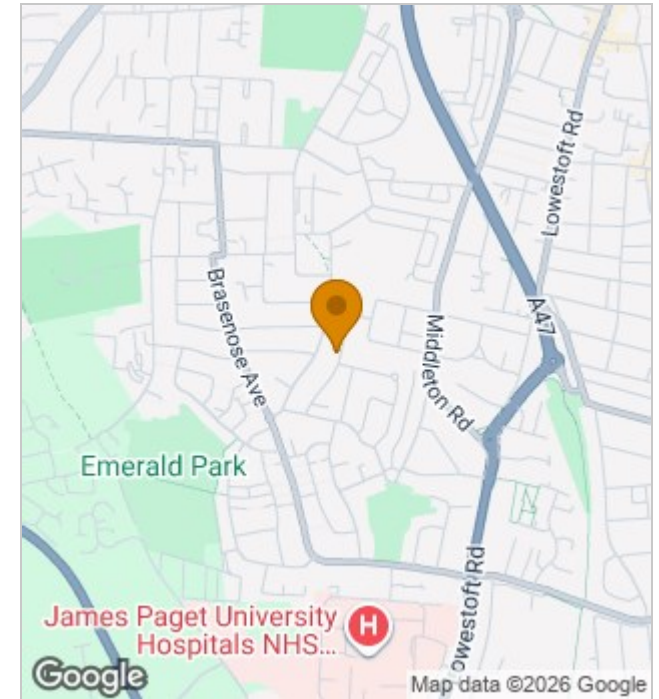
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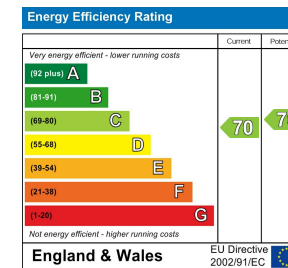
## Floor Plans



## 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.

### Disclaimer

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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