



Edinburgh Avenue, Gorleston Great Yarmouth NR31 7HE

welcome to

Edinburgh Avenue, Gorleston Great Yarmouth

William H Brown, are pleased to present to you, this four-bedroom end-terrace residence, situated within the desirable coastal location of Gorleston-On-Sea. Close to James Paget Hospital, local schools, regular bus services and amenities



Entrance Hall

A welcoming entrance hall with double glazed uPVC door to front aspect. Wood laminate flooring, understairs storage cupboard, 2 x ceiling lights, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Dining Room

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to front aspect. Wood laminate flooring, ceiling light, radiator, coved ceiling, wall sockets, inset alcove with space for free standing fridge/freezer, and feature brick-built arch leading into..

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

A well appointed contemporary kitchen, with double glazed window to front aspect. A range off wall base and drawer units with complimentary wood effect laminate worksurfaces over, 1. bowl stainless steel sink and drainer with mixer taps, space for electric oven and hob with concealed extractor over, space for under counter washing machine, partially tiled walls, wall mounted boiler, wall sockets, ceiling light, laminate flooring, and door to garage

Lounge

18' 6" x 11' 7" (5.64m x 3.53m)

A spacious living area, with uPVC double glazed sliding patio doors to rear aspect, opening into garden. Carpeted flooring, ceiling light, coved ceiling, power points, TV point, radiator, feature brick-built fireplace, 2 x inset alcoves and fitted shelving units

Downstairs Shower Room

Opaque double glazed window to front aspect. Corner shower cubicle with Chrome thermostatic shower attachment and glass screen surround, Low level W/C, wash hand basin with fitted vanity storage unit, extractor fan, partially tiled walls, vinyl flooring, and ceiling light

First Floor Accommodation Landing

Carpeted flooring, and doors allowing access to bedrooms and family bathroom

Master Bedroom

14' 10" x 9' 5" (4.52m x 2.87m)

Double glazed window to rear aspect. Carpeted flooring, fan ceiling light, power points, radiator, 2 x inset alcoves, and coved ceiling

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, power points, radiator, and coved ceiling

Bedroom Three

9' 3" x 8' 10" (2.82m x 2.69m)

Double glazed window to front aspect. Carpeted flooring, radiator, coved ceiling, power points, and ceiling light

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, radiator, power points, and coved ceiling

Family Bathroom

3-piece suite comprising off opaque double glazed window to front aspect. Panelled bath, with handheld shower attachment, pedestal wash hand basin, low level W/C, vinyl flooring, ceiling light, extractor fan, coved ceiling, and fully tiled walls

Rear Garden

A spacious rear garden, fully enclosed by a timber fence and brick-wall boundary for added privacy. A well-maintained lawned area sits to the side, with adjacent paved patio, an ideal space for outdoor seating and entertaining. A driveway to side allows for secure off road parking in front of garage with up and over door, and double timber gates open into garden, allowing for easy exit and entry. Outdoor lighting and cold water tap

Front Exterior

An extensive, well presented front garden, predominately laid to lawn, small bordered area to the side is planted with mature trees and plantlife. A concrete pathway leads you to the front of the property



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welcome to

Edinburgh Avenue, Gorleston Great Yarmouth

- Four Bedroom End-Terrace Family Home
- Large Reception Rooms
- Spacious Front & Rear Garden
- Double Glazing & Gas Central Heating
- Secure Off-Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108217 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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