

**Aldreds**  
Estate Agents



79 St. Georges Road  
, Great Yarmouth, NR30 2JR  
Asking Price £275,000



## 79 St. Georges Road

, Great Yarmouth, NR30 2JR

Aldreds are pleased to offer this tastefully presented, double bay fronted, semi detached period house in a sought after location close to St Georges Park, the town centre and a short walk away from the beach. This delightful family home offers a very spacious flexible layout of accommodation comprising of a reception hall, lounge with feature fireplace, dining room, sitting room, study, quality fitted kitchen/breakfast room, basement snug, first floor landing with access to a balcony and serving four good sized bedrooms, luxury bathroom with slipper bath, separate cloakroom. Outside there is a side access driveway providing car parking and a suntrap courtyard garden. The property also benefits from gas central heating, double glazed windows and an early viewing is recommended to appreciate the size and quality this property offers.

### Reception Hall

Wood panelled entrance door with stained glass detailing, wood effect Karndean flooring, radiator with fitted cover, stairs to first floor and also to basement room, doors leading off to:

### Lounge

15'6" x 12'1" (4.73 x 3.70)

Plus double glazed bay window to front aspect with radiators, feature fireplace with patterned tiled slips, marble fire surround and coal effect living flame fire, wood effect Karndean flooring, tv point, dado rail, picture rail and attractive coving.

### Dining Room

12'4" x 11'1" (3.76 x 3.38)

Plus a double glazed bay window to front aspect with fitted radiators, wood effect Karndean flooring, dado rail, picture rail and coved ceiling, part double glazed French doors on to the end courtyard. This reception room could also be used as a further bedroom if required.

### Study

10'0" x 7'10" maximum (3.06 x 2.41 maximum)

Irregular shaped room with a feature cast iron fireplace with patterned tiled slips and tiled hearth, wood effect Karndean flooring, radiator, double glazed window to rear aspect.

### Sitting Room

12'10" x 8'11" (3.93 x 2.72)

Wood effect Karndean flooring, picture rail, radiator, television point, deep built in storage cupboard. This room could also be used as a dining room as it provides access to:

### Kitchen/Breakfast Room

15'3" x 13'10" narrowing to 6'3" (4.65 x 4.22 narrowing to 1.93)

Irregular shaped room which is extensively fitted with a quality contemporary cream finish kitchen with wall and matching base units with solid wood work surfaces over, kick space and under surface lighting, inset ceramic Butlers sink, recess with space for a range cooker with double width extractor hood over, integrated washing machine and dishwasher, porcelain tiled flooring with underfloor heating, part tiled walls, American style fridge/freezer, recessed spot lights, pvc stable door to rear, deep built in storage cupboard, feature vaulted double glazed sky light.

### Basement Snug

10'4" x 9'9" (3.17 x 2.99)

Fitted carpet, television point, radiator, spot lights.

### First Floor Landing

Galleried landing with radiator with fitted cover, fitted carpet, French doors with stained glass detailing on to a balcony, doors leading off to:





#### Bedroom 1

13'10" x 12'3" (4.24 x 3.75)

Plus double glazed window to front aspect, radiator, wood effect flooring, television point.

#### Bedroom 2

12'4" x 11'1" (3.76 x 3.38)

Plus double glazed window to front aspect, radiator, wood effect flooring, television point.

#### Bedroom 3

13'3" x 9'1" (4.05 x 2.79)

Plus storage recess, wood effect flooring, television point, double glazed window to side aspect, radiator, door to:

#### Inner Lobby

Built in storage cupboard, door to:

#### Bedroom 4

11'10" x 5'9" (3.61 x 1.76)

Wood effect flooring, radiator, double glazed window to side aspect.

#### Bathroom

Luxury bathroom with a tiled shower cubicle and mains fed shower fitting, pedestal wash basin, slipper bath, porcelain tiled flooring, ornate chrome radiator, frosted double glazed window to rear aspect, part tiled walls.

#### Cloakroom

Low level wc, porcelain tiled flooring, frosted double glazed window to rear aspect.

#### Outside

On the eastern side of the property is a private walled courtyard providing an ideal space to relax in. Adjacent to the property is a driveway parking for 3 vehicles which is owned by the property beyond which is a garage which can be made available by separate negotiation.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage,

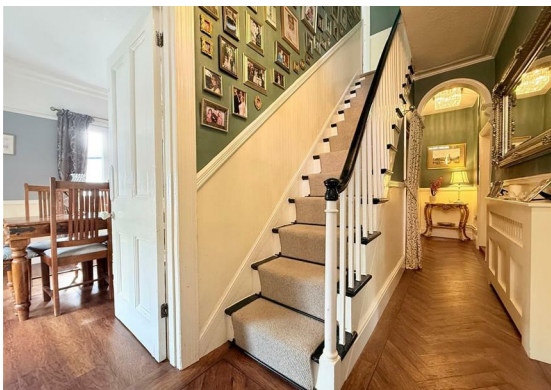
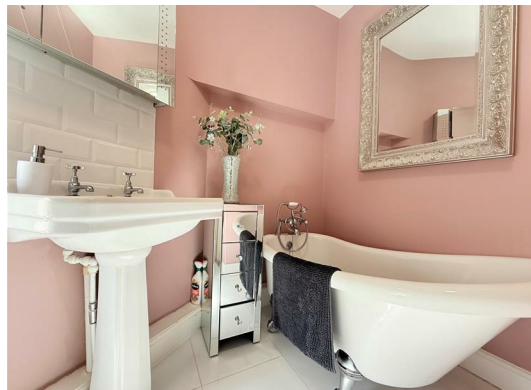
#### Council Tax

Great Yarmouth Borough Council - Band 'D'

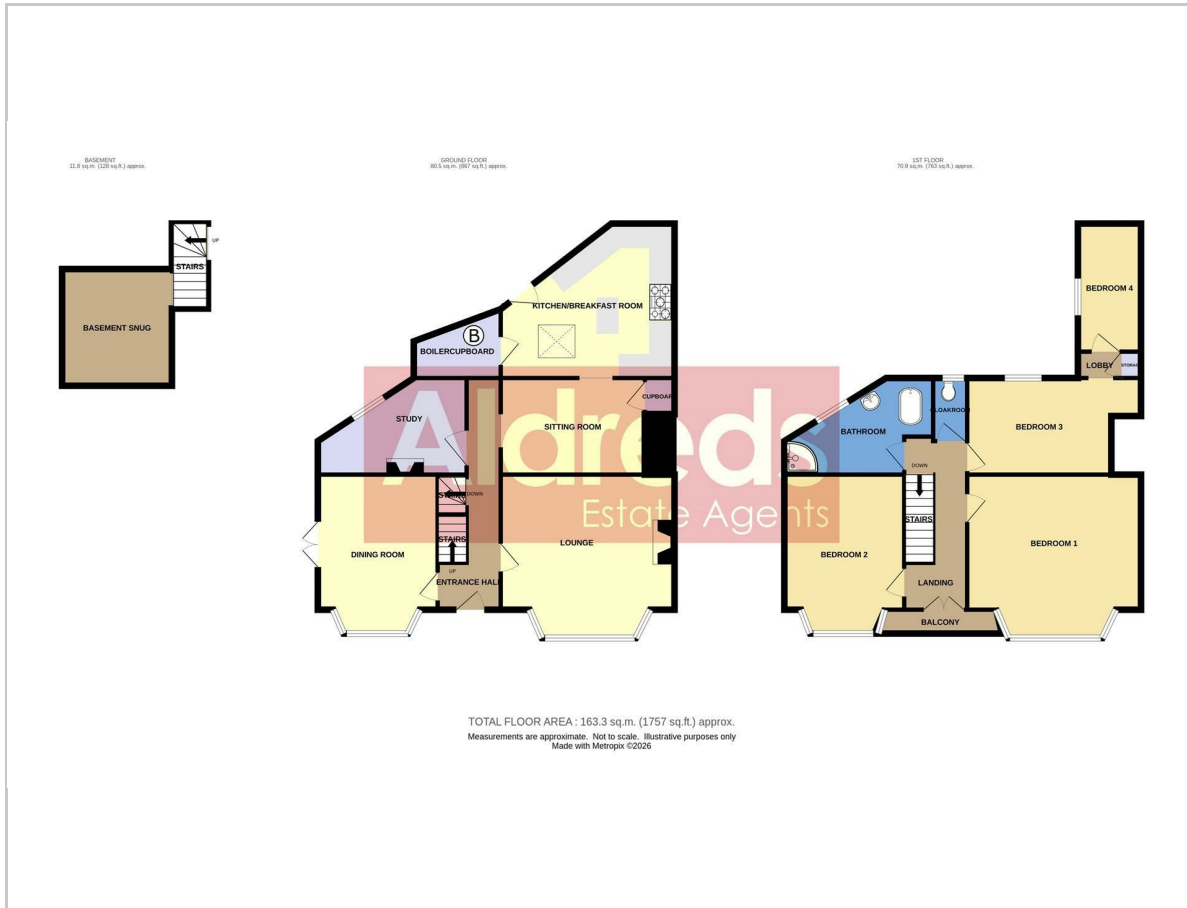
#### Location

#### Directions

Y12701/04/26/CF



## Floor Plan



## Area Map



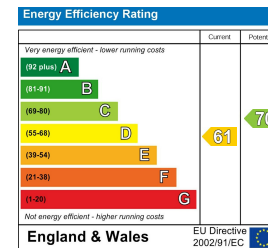
## Viewing

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.

### Disclaimer

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## Energy Efficiency Graph



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