



# Aldreds

Estate Agents

45 North Denes Road  
, Great Yarmouth, NR30 4LU  
Price Guide £270,000



## 45 North Denes Road

, Great Yarmouth, NR30 4LU

\*PRICE GUIDE £270,000 - £280,000\*

Aldreds are pleased to offer this substantial three storey, seven bedroom mid terraced house in a sought after location which would be perfect for large families, holiday letting or potential conversion to smaller units. This delightful home has been very well maintained and offers a superb flexible layout of accommodation comprising of an entrance lobby, entrance hall, lounge, kitchen, dining room/bedroom, ground floor wet room, six further bedrooms, shower room and cloakroom spread over two floors. Outside the property has a low maintenance sun trap rear courtyard and forecourt. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

### Entrance Lobby

Part double glazed pvc entrance door, internal door to:

### Entrance Hall

Staircase to first floor with three separate under stairs cupboards, radiator, part double glazed pvc rear entrance door, doors leading off to:

### Kitchen

13'5" x 10'4" (4.10 x 3.16)

Extensively fitted with a range of white gloss wall and matching base units with work surfaces over, electric cooker point with extractor hood over, single drainer stainless steel sink unit, part tiled walls, radiator, double glazed window to rear, door to:

### Lounge

12'11" x 12'6" (3.94 x 3.82)

Plus double glazed bay window to front aspect, wood effect laminate flooring, radiator, wall mount tv point.

### Bedroom 7/Dining Room

12'10" x 9'6" (3.93 x 2.92)

Radiator, double glazed window to side aspect, door to:

### Wet Room

11'9" x 9'2" (3.60 x 2.80)

Waterproof floor membrane with designated shower area, pedestal wash basin, low level wc, extractor fan, built in storage cupboard, radiator, frosted double glazed windows to side and rear aspects, built in utility cupboard with space and plumbing for a washing machine.

### First Floor Landing

Painted wood flooring, radiator, access to loft space, stairs to second floor, doors leading off to:

### Bedroom 2

9'7" x 8'9" (2.93 x 2.67)

Double glazed window to rear aspect, radiator.

### Bedroom 3

9'10" x 6'7" (3.01 x 2.01)

Double glazed window to side, radiator.

### Bedroom 4

13'4" x 10'5" (4.08 x 3.18)

Including the chimney breast, radiator, double glazed window to rear.

### Bedroom 5

16'5" x 13'1" (5.01 x 4.01)

Including the chimney breast, three double glazed windows to front aspect, radiator, tv point.





#### Shower Room

6'0" x 5'11" (1.84 x 1.82)

Corner tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, tiled walls, vinyl flooring, chrome towel rail/radiator, frosted double glazed window to side aspect.

#### Cloakroom

6'0" x 3'2" (1.83 x 0.99)

Low level wc, hand wash basin, wall mounted gas combi boiler, vinyl flooring, frosted double glazed window to side aspect.

#### Second Floor Landing

Doors leading off to:

#### Bedroom 6

13'6" x 10'5" (4.14 x 3.19)

Including the chimney breast, radiator, double glazed window to rear.

#### Bedroom 7

16'4" x 13'1" (4.99 x 4.00)

Including the chimney breast, radiator, double glazed window to front aspect.

#### Outside

To the front of the property is a walled forecourt. To the rear is a westerly facing courtyard which offers a suntrap mainly paved low maintenance space to relax in with a concrete path and side planted borders leading to the rear entrance. A gate also leads on to a rear service passageway.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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 north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road, at the end turn right into North Denes Road where the property can be found part way down on the right handside.

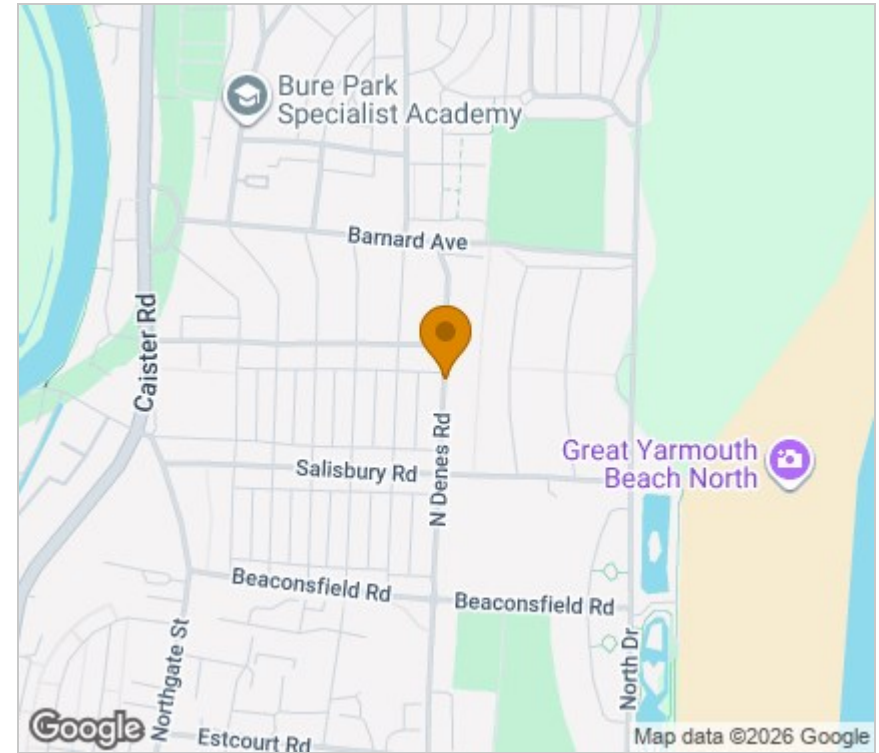
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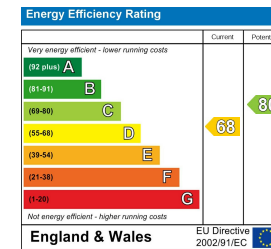
## Floor Plan



## 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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