



150 Alderson Road  
Great Yarmouth, NR30 1QJ  
£179,950



# 150 Alderson Road

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Aldreds are pleased to offer this superbly presented, mid terraced house which has been professionally modernised and finished to a very high standard throughout. The property would make an ideal first home or investment purchase with stunning accommodation comprising of a sitting room, dining room, new quality fitted kitchen/breakfast room with built in appliances and new luxury bathroom. On the first floor are three good size bedrooms and a quality new shower room all accessed separately off landing. Outside there is a forecourt and rear courtyard garden. The property also benefits from new double glazed windows, new gas central heating, re-wiring, re-plastered/decoration throughout and new floor coverings. An early viewing is strongly recommended.

## Sitting Room

12'8" x 11'3" (3.87 x 3.43)

Part double glazed pvc entrance door, double glazed window to front aspect, fireplace recess with electric stove fire, radiator, deep under stairs storage cupboard, vinyl plank flooring, wall mount tv point, attractive decorative panelling to one wall, open access to:

## Dining Room

12'8" x 11'11" (3.88 x 3.64)

Including the chimney breast, radiator, wall mount tv point, vinyl plank flooring, attractive decorative panelling to one wall, double glazed door to rear, open access to:

## Kitchen/Breakfast Room

15'10" x 7'10" (4.85 x 2.40)

Re-fitted with a quality grey kitchen with wall and matching base units with white sparkle square edge work surfaces over and matching upstands, one and a half bowl cast sink unit, space and plumbing for a washing machine and tumble dryer, integrated dishwasher, built in electric double oven, cupboard housing the new gas combination boiler, four ring ceramic hob with glass splashback panel and extractor hood over, part tiled walls, double glazed window to side aspect, breakfast bar seating area, recessed spot lights, vinyl plank flooring door to:

## Bathroom

8'0" x 4'11" (2.44 x 1.51)

Re-fitted with an attractive white suite comprising curved panelled bath with mains fed shower fitting over, mainly tiled walls, extractor fan, vanity unit with surface mounted wash basin, low level wc with concealed cistern, frosted double glazed window to rear, double glazed window to side, radiator, vinyl plan flooring.

## First Floor Landing

Access to the insulated loft space, radiator, new fitted carpet, doors leading off to:

## Bedroom 1

12'8" x 11'9" (3.87 x 3.60)

Radiator, double glazed window to front aspect, new fitted carpet.





#### Bedroom 2

11'11" x 9'5" (3.64 x 2.88)

Double glazed window to rear aspect, radiator, new fitted carpet.

#### Bedroom 3

15'3" x 7'10" (4.66 x 2.40)

Double glazed window to side aspect, radiator, new fitted carpet.

#### Shower Room

6'5" x 4'4" (1.98 x 1.34)

Re-fitted with a quality suite comprising a walk in shower cubicle with aqua panelled walls and mains fed shower fitting, vanity unit with surface mounted circular bowl sink, low level wc with concealed cistern, frosted double glazed window to side aspect, radiator, vinyl plank flooring, extractor fan.

#### Outside

To the front of the property is an enclosed forecourt. To the rear is a courtyard garden which is low maintenance with a concrete sun trap patio area, workshop/shed. A gate leads to a rear service passageway.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'A'

#### 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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

#### Directions

From Haven Bridge head north along North Quay, continue over the roundabout into Lawn Avenue, take the third turning on the right into Ormond Road, take the first turning on the left into Alderson Road where the property can be found on the right hand side.

Ref: Y12371/03/25/CF



## Floor Plan



## Viewing

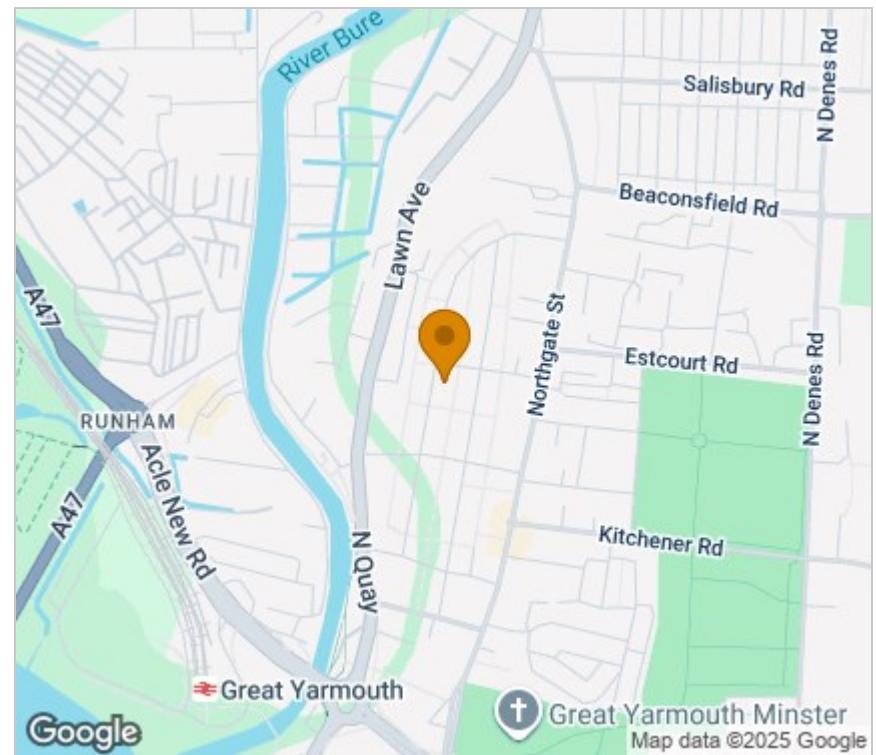
Please contact our Aldreds Great Yarmouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

