

Aldreds
Estate Agents



7 Bure View Tarworks Road
, Great Yarmouth, NR30 1QR
Asking Price £375,000



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A unique opportunity to acquire a superb new build town house on this select development providing panoramic river views. The property is finished to a high specification with spacious accommodation spread over three floors comprising of an entrance hall leading to a ground floor cloakroom, utility, study and double size integral garage. On the first floor is a double bedroom, shower room, quality fitted kitchen with grey high gloss units and granite worktops leading to a living room with fantastic full width balcony overlooking the river. On the second floor is a master bedroom with en-suite shower room, two additional double bedrooms and family bathroom. The property will also offer car parking to the front, a landscaped rear garden, gas central heating, quality black double glazed windows and fitted carpets/floor coverings. Early viewing is recommended to not miss this rare opportunity.

Entrance Hall

Double glazed entrance door with tinted glass, LVT vinyl plank flooring, radiator, stairs to first floor with feature glass panels, double glazed window to rear via the half landing, carpeted stairs, doors leading off to:

Cloakroom

White low level wc with concealed cistern and adjacent wash basin, extractor fan. LVT flooring.

Utility Room

11'2" x 5'9" (10'6" x 5'7") (3.41 x 1.77 (3.21 x 1.71))

Fitted light grey wall unit with granite work top below with space and plumbing for a washing machine and tumble dryer, adjacent cupboard housing the pressurised high capacity hot water cylinder, double glazed door to rear, radiator, LVT flooring, door in to garage, access to:

Study

10'6" x 6'5" (3.20 x 1.96 (3.21 x 1.95))

Wall mount tv point, radiator, double glazed window to rear aspect, LVT flooring.

Integral Double Size Garage

18'8" x 14'11" (5.71 x 4.57)

Electric up and over door, power and lighting, electric car charging point, personal door in to the main property.

First Floor Landing

Radiator, stairs to second floor with feature glass panels and open under stairs recess, fitted carpet, doors leading off to:

Dining Room/Bedroom 4

10'7" x 8'5" (10'7" x 8'8") (3.25 x 2.58 (3.24 x 2.65))

Fitted carpet, wall mount tv point, telephone point, radiator, double glazed window to rear aspect.

Kitchen/Living Room

19'3" x 18'11" narrowing to 12'4" (5.88 x 5.78 narrowing to 3.77)

L Shaped with sliding tinted double glazed doors on to a full width balcony with panoramic river views, two radiators, wall mount tv point, kitchen fitted with matt finish light grey wall and matching base units with granite worktops and under counter matching sink with mixer tap, integrated dishwasher, built in AEG electric oven and four ring ceramic hob over, stylish black extractor and glass splashback, integrated full height fridge and adjacent freezer, upstand splashback, LVT flooring.

Shower Room

7'6" x 3'11" (2.29 x 1.19 (2.28 x 1.20))

Fitted with a white suite with tiled shower cubicle and mains fed shower fitting, wash basin and low level wc with concealed cistern, extractor fan, grey vinyl flooring, chrome towel rail/radiator.

Second Floor Landing

Fitted carpet, double glazed sky light, doors leading off to:





Master Bedroom

13'8" x 10'0" (4.17 x 3.05)

Double glazed doors on to a Juliet balcony providing stunning river views, wall mount tv point, radiator, telephone point, fitted carpet, door to:

En-Suite Shower Room

8'4" x 4'0" (2.54 x 1.22 (2.53 x 1.23))

Fitted with a white suite with tiled shower cubicle with mains fed thermostatic controlled shower fitting, low level wc with concealed cistern and vanity unit with wash basin, extractor fan, recessed spot lights, grey vinyl flooring, chrome towel rail/radiator.

Bedroom 2

12'4" x 9'1" (3.76 x 2.77)

Double glazed doors to the front aspect on to a Juliet balcony providing river views, radiator, wall mount tv point, telephone point, fitted carpet.

Bedroom 3

9'6" x 8'2" (2.90 x 2.51)

Velux double glazed sky light, radiator, wall mount tv point, fitted carpet, telephone point.

Family Bathroom

10'8" x 8'0" (3.25 x 2.44 (3.26 x 2.45))

Fitted with a white suite with a panelled bath with mains fed thermostatic controlled shower fitting over, low level wc with concealed cistern and adjacent vanity unit with an inset wash basin, Velux sky light, chrome towel rail/radiator, grey vinyl flooring, extractor fan.



Outside

Double width driveway parking to the front leading to the integral double size garage 5.71m x 4.54m with up and over door, power and lighting, electric car charging point. The rear garden is landscaped with a full width area of paved patio and raised lawn beyond. The rear garden is fully enclosed with a gate to the rear service passageway. Outside tap and lighting. Air source heating boiler.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

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 northwards along North Quay, crossing over the roundabout into the second portion of North Quay. Take the first turning on the left-hand side into Tarworks Road where the site can be found part way down on the right-hand side.

PEA Rating - TBC

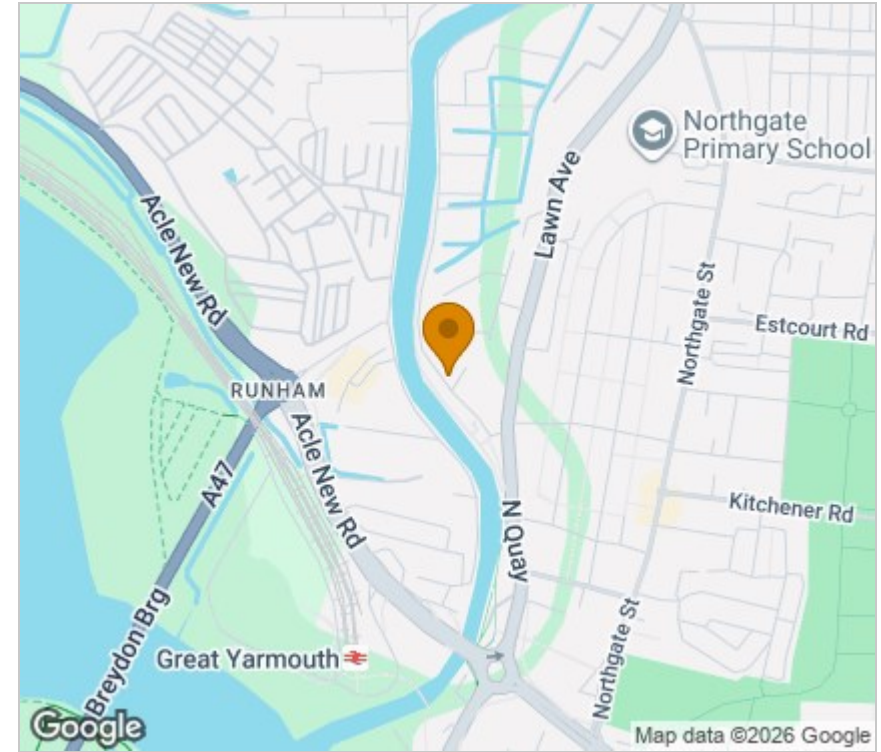
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Floor Plan



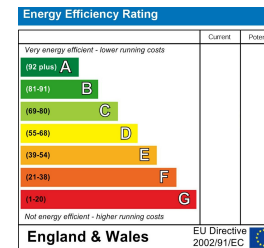
Area Map



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.

Energy Efficiency Graph



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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA