



37 Jellicoe Road
Great Yarmouth, NR30 4AN
£249,950



37 Jellicoe Road

Aldreds are pleased to offer this extended, deceptively spacious well maintained semi detached house in a sought after location to the north of the main town centre. The property would make an ideal family home with a flexible layout of accommodation comprising of an entrance porch, entrance hall, lounge, dining/sitting room, kitchen/breakfast room, rear lobby and ground floor cloakroom. On the first floor a landing serves three good sized bedrooms and a spacious bathroom. Outside there are generous front and rear gardens, ample driveway parking and rear access to a garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Porch

Double Glazed pvc entrance door and matching side screen, part glazed wood panelled internal door to:

Entrance Hall

Staircase to first floor with under stairs cupboards, radiator, fitted carpet, doors leading off to:

Lounge

16'2" x 12'0" (4.94 x 3.66)

Fitted gas fire set in a brick fireplace, double aspect double glazed windows with fitted blinds and with a large bay window to front aspect, tv point, radiator, fitted carpet.

Dining/Sitting Room

13'2" x 9'11" (4.02 x 3.03)

Double glazed window to side aspect, radiator, tv point, fitted carpet, door to:

Kitchen/Breakfast Room

15'0" x 9'8" (4.58 x 2.95)

Extensively fitted with an oak finish kitchen with wall and matching base units with work surface over, space and plumbing for a washing machine and dishwasher, recess with gas cooker and incorporated extractor hood over, single drainer sink unit, double glazed window to rear, part tiled walls, radiator, tiled flooring, door to:

Rear Lobby

Frosted double glazed door to rear, tiled flooring, access to:

Cloakroom

Low level wc, hand wash basin, tiled flooring, wall mounted gas boiler, two double glazed windows to side aspect.

First Floor Landing

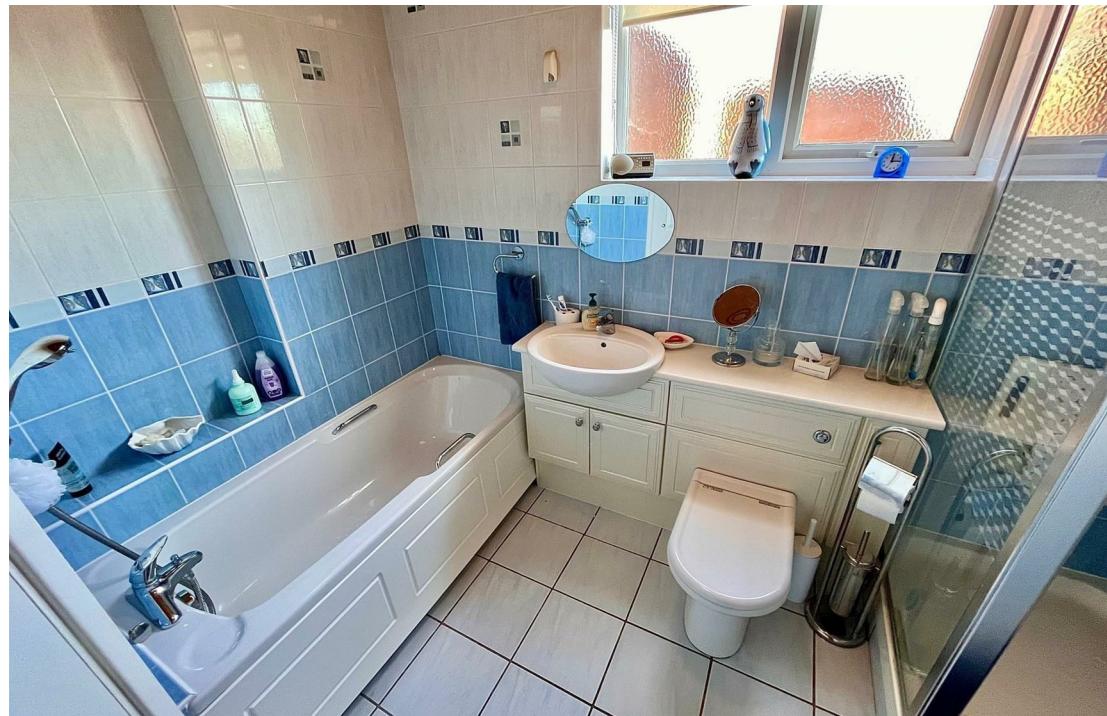
Built in storage cupboards, access to the loft space, fitted carpet, doors leading off to:

Bedroom 1

12'1" x 10'3" (3.96 x 3.13)

Including fitted bedroom furniture with wardrobes and a central dressing table, double glazed window to front aspect, radiator, fitted carpet.





Bedroom 2

13'9" x 8'6" (4.21 x 2.61)

Plus storage recess with space for wardrobes, double glazed window to rear aspect, radiator, tv point, fitted carpet.

Bedroom 3

10'10" x 7'3" (3.31 x 2.23)

Including a fitted wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.

Bathroom

10'0" x 7'8" (3.07 x 2.35)

Including the built in airing cupboard housing the hot water cylinder, panelled bath with shower mixer tap, vanity unit with inset wash basin, low level wc, tiled shower cubicle with mains fed shower fitting, chrome towel rail/radiator, tiled walls and flooring, frosted double glazed window to side aspect, wood panelled ceiling.

Outside

To the front of the property a block pavior driveway provides off street parking for several vehicles with double wooden gates providing access beyond in to the rear garden with an additional area of concreted drive/patio area. The remainder of the garden to the front is lawned with side borders and is well screened. At the rear the side garden opens out on to the rear south facing garden which is lawned with established side borders. Within the garden is a concrete sectional garage with access from the rear service roadway.

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 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 proceed north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights just after the petrol station turn right into Jellicoe Road where the property can be found on the right hand side.

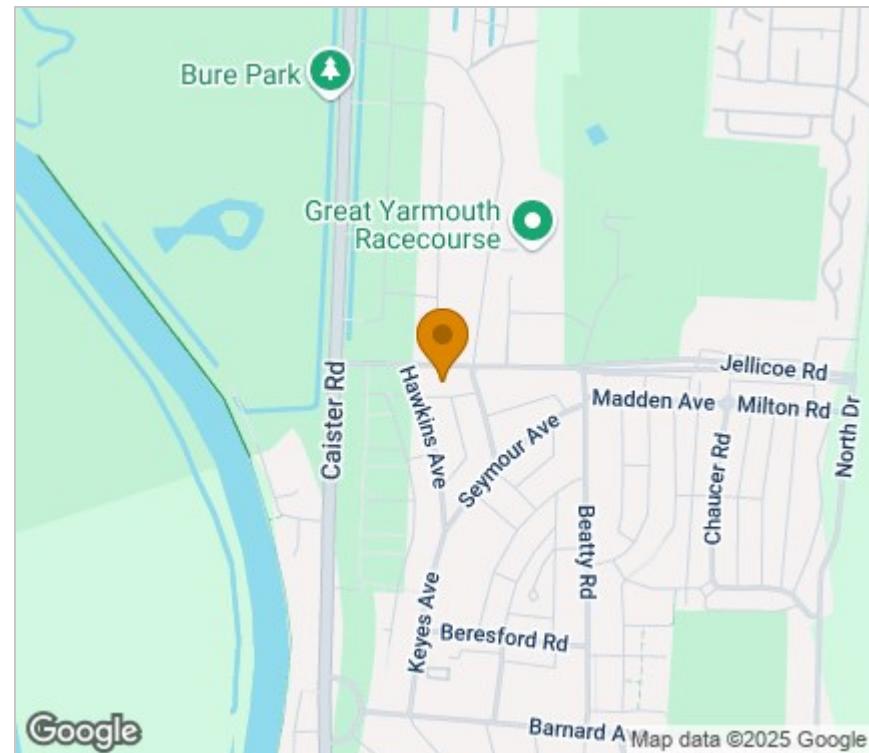
Ref: Y12257/10/24/CF



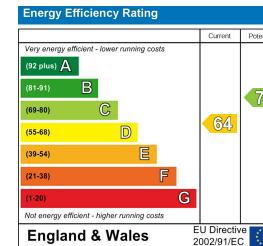
Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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

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

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA