

**Aldreds**  
Estate Agents



21 Hamilton Road  
Great Yarmouth NR30 4ND

£275,000



# 21 Hamilton Road

## Great Yarmouth NR30 4ND

Aldreds are pleased to offer this rare opportunity to acquire a deceptively spacious, end terraced house full of character within a much sought after area to the north of the town centre. The property has been tastefully presented to enhance the many original features and offers a roomy layout of accommodation comprising of a large reception hall, lounge, dining room open plan to a sitting room, fitted kitchen, rear conservatory, utility and cloakroom. A spacious landing serves four good sized bedrooms one with an en-suite shower room and an additional family bathroom. Outside there is a front garden, gated rear access for parking and a cottage style garden that fully compliments this lovely family home. The property also benefits from double glazed windows, gas central heating and an early viewing is strongly recommended.

### Reception Hall

17'5" x 6'11" (5.31 x 2.13)

Original Wood panelled entrance door with stained glass detailing and matching side screen, oak finish feature Karndean flooring, radiator, stairs to first floor, doors leading off to:

### Lounge

14'6" x 14'5" (4.43 x 4.41)

Plus a double glazed bay window to front aspect, double glazed window to side aspect, fireplace with a moulded fire surround and inset ornate coal effect gas fire, side display area with tv point and fitted book shelving, two radiators.

### Dining Room

20'2" maximum x 10'11" (6.15 maximum x 3.34)

Including the chimney breast with adjacent built in storage cupboard, double glazed French doors on to the garden, radiator, under stairs cupboard, door to the kitchen, attractive oak finish Karndean flooring extending through to the:

### Sitting Room

14'6" x 14'5" (4.43 x 4.41)

Plus a double glazed window to side aspect and including the chimney breast with a moulded fireplace with marble effect backing and inset coal effect living flame gas fire, side display areas with tv point, two radiators.

### Kitchen

10'10" x 9'11" (3.31 x 3.03)

Attractive white gloss fitted kitchen with wall and matching base units with solid wood work surfaces over, built in electric oven with four ring ceramic hob over, space and plumbing for a dishwasher, part tiled walls, gas fired boiler, single drainer stainless steel sink unit, tiled flooring, radiator, double glazed window to side aspect, part glazed wood panelled door to:

### Rear Conservatory

10'3" x 5'2" (3.14 x 1.59)

PVC double glazed construction with poly carbonate roof over, tiled flooring, lighting, part double glazed pvc door to rear, doors leading to:

### Cloakroom

5'5" x 2'7" (1.66 x 0.80)

Low level wc, hand wash basin.

### Utility Room

5'8" maximum x 5'0" (1.74 maximum x 1.54)

Space and plumbing for a washing machine, radiator, double glazed window to side aspect.

### First Floor Spacious Landing

30'4" maximum x 7'1" maximum (9.27 maximum x 2.18 maximum)

Access to the loft space, doors leading off to:

### Bedroom 1

14'5" x 12'5" maximum (4.41 x 3.81 maximum)

Plus double glazed bay window to front aspect and including the chimney breast, radiator, double glazed window to side aspect, wall mount tv point, door to:





#### En-Suite Shower Room

Corner tiled shower cubicle with electric shower, pedestal wash basin, low level wc, frosted double glazed window to side aspect.

#### Bedroom 2

14'7" x 14'5" (4.46 x 4.41)

Including fitted wardrobes and including the chimney breast, double glazed window to side aspect, stripped wood flooring, wall mount tv point, radiator.

#### Bedroom 3

10'10" x 9'11" (3.31 x 3.03)

Including the chimney breast, double glazed window to rear aspect, wall mount tv point, radiator.

#### Bedroom 4

10'0" x 9'2" (3.05 x 2.80)

Double glazed window to front aspect, radiator.

#### Family Bathroom

10'10" x 7'7" (3.31 x 2.32)

White suite comprising stand alone deep tub bath, corner tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, frosted double glazed window to side aspect, grey vinyl flooring, chrome towel rail/radiator.

#### Outside

The property site on a corner plot with a cottage style garden with established borders and inlay along with a central circular patio, gated side access to the rear garden where there are areas of paved patio/rear parking area via gated access. Additional corner secluded resin bound patio, lawned garden and established borders. Timber shed and gated access on to Osborne Avenue.

#### 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 where the property can be found on the left hand side after a couple of hundred yards on the corner of Osborne Avenue.

Ref: Y12633/02/26/CF

## Floor Plan



## Viewing

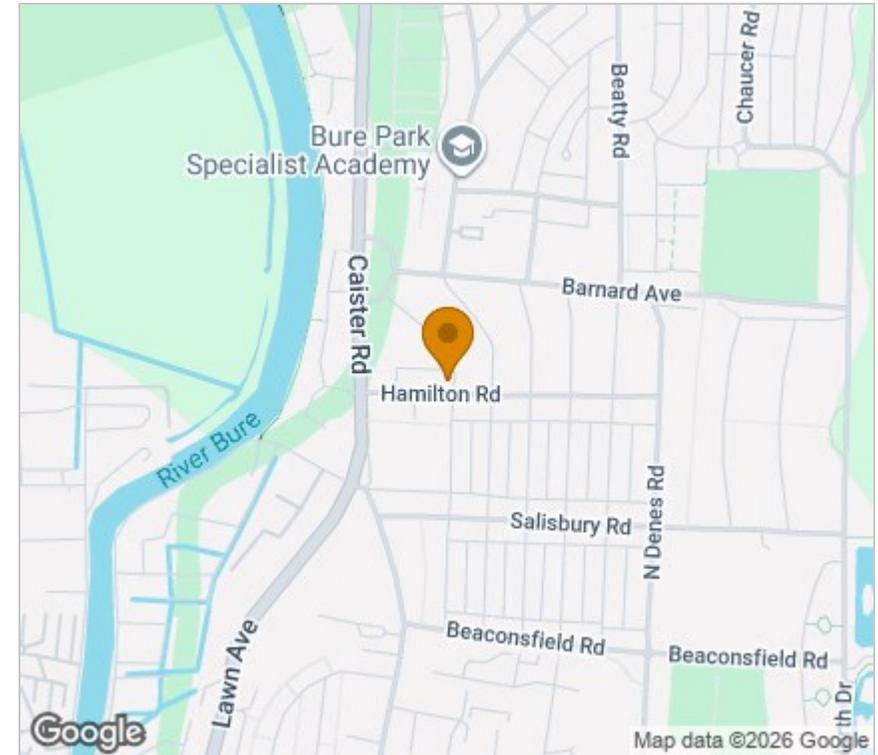
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

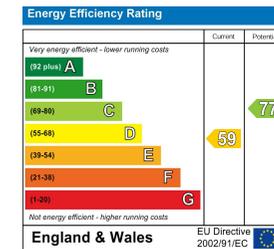
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA