Aldreds
Estate Agents

The Cottages Royal Naval Hospital

Great Yarmouth, NR30 3JT

£250,000

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The Cottages Royal

Great Yarmouth, NR30 3JT

Situated on the periphery of the historic Great Yarmouth Grade II listed Royal Naval Hospital, Aldreds are pleased to offer this rare opportunity to acquire a corner end terraced single storey cottage which forms part of The Cottages on a delightful private plot with a south/westerly aspect. The property offers many tasteful features and the benefits of a spacious entrance hall, wonderful double aspect lounge/dining room, fitted kitchen, two double bedrooms and a five piece ornate bathroom. The property also benefits from gas central heating. Outside there is a larger than average rear garden and a driveway providing car parking for two vehicles. An early viewing is strongly recommended.

Entrance Hall

Part glazed wood panelled entrance door, solid wood flooring, radiator, deep built in cloaks/storage cupboard, coved ceiling, doors leading off to:

Lounge/Dining Room

20'9" x 11'2" (6.35 x 3.42)

A delightful main reception room with a light and airy feel via the double aspect with two curved feature windows and a part glazed wood panelled door on to the garden, attractive marbled fireplace, two radiators, wall mount tv point, solid wood flooring, coved ceiling, high skirting and ceiling roses.

Kitchen

9'8" x 8'1" (2.97 x 2.47)

Bespoke hand made coloured finish kitchen with wall and matching base units with solid wood work surfaces over, inset one and a half bowl cast sink with mixer taps, recess with an electric range cooker and feature tiled alcove with an extractor over, cupboard housing the gas boiler, part tiled walls, built in fridge and freezer, space and plumbing for a washing machine, tiled flooring, sash window overlooking the rear garden.

Bedroom 1

13'7" x 10'1" (4.15 x 3.09)

A double aspect room with sash windows to the front and side aspects, radiator, solid wood flooring, high skirting and coved ceiling.

Bedroom 2

13'6" x 10'1" (4.13 x 3.09)

A double aspect room with sash windows to the front and side aspects, radiator, solid wood flooring, high skirting and coved ceiling, tv point.

Bathroom

Five piece quality bathroom suite with oval slipper bath with claw and ball feet, tiled shower cubicle with mains fed shower fitting, low level wc, bidet, vanity unit with inset wash basin, tiled flooring, part tiled walls, extractor fan, coved ceiling, towel rail/radiator.

Outside

This delightful property is located in the far south/west corner of the Royal Naval Hospital as part of the cottage complex and has driveway parking for two cars and a gated entrance in to the generous gardens surrounding the cottage which are mainly laid to lawn with suntrap patio areas, outside lighting and outside tap. There are also two large summerhouses 4.75m x 4.75m and the second one is split in to two sections of 2.80m x 2.72m with additional 2.72m x 1.50m section which is used as a utility area, both have power connected. Being in the corner of the development the gardens are well screened by the original high brick walling and timber fencing.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

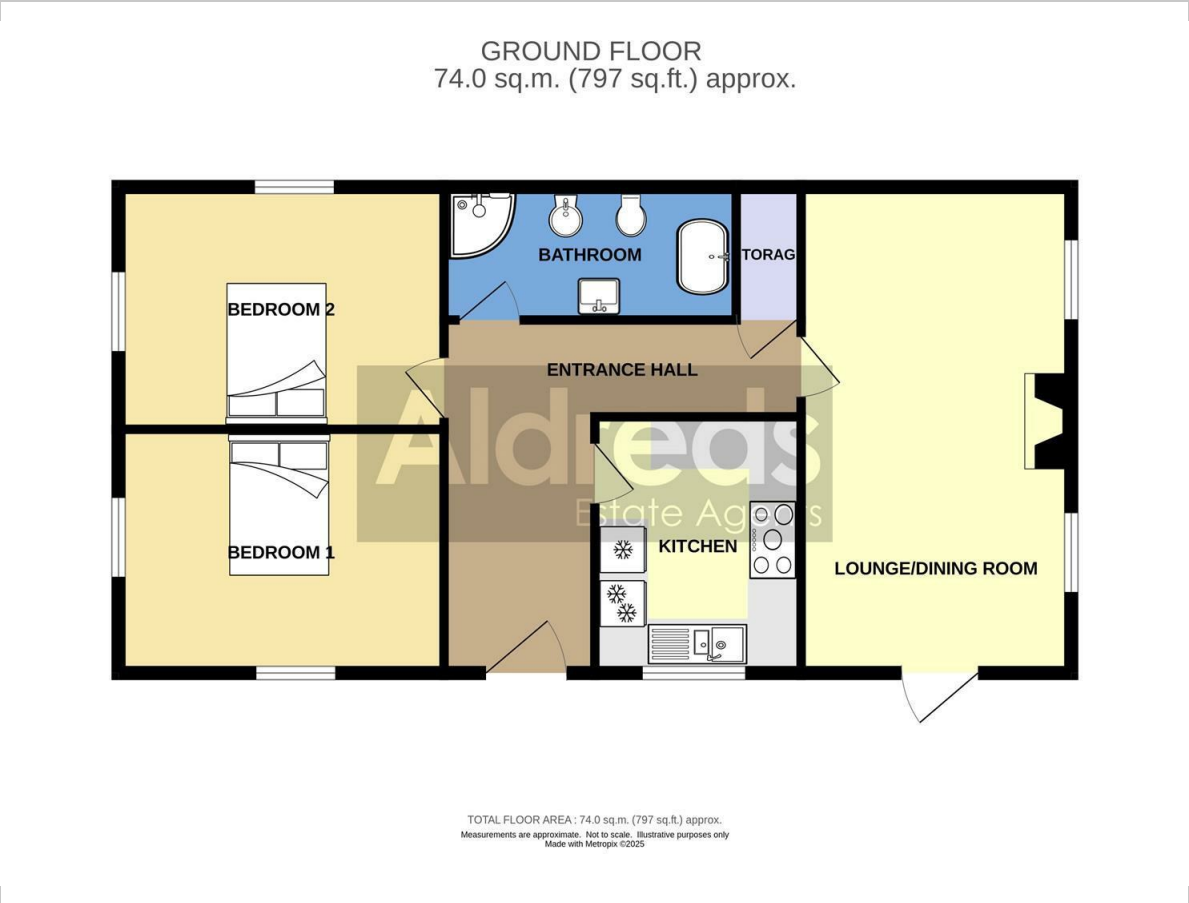
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

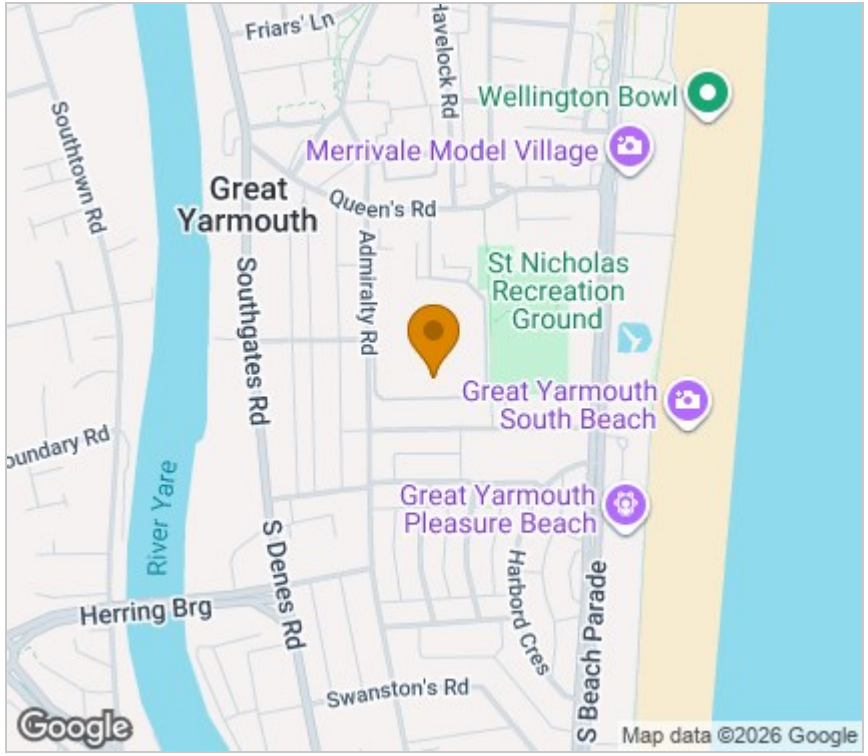
From the Yarmouth office head south along South Quay, turn left into Queens Road, continue over the traffic lights where the Royal Naval Hospital can be seen on the right hand side. On entering the Hospital via security gates turn left at the bottom and follow the road around to the right and continue around to the far corner of the development where the property can be found on the left handside.

Ref: Y12508

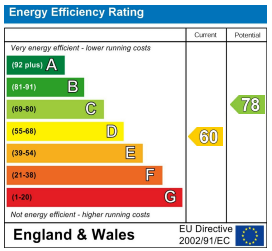
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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