

**Aldreds**  
Estate Agents



2 Scaregap Cottages Acle New Road

, Great Yarmouth, NR30 1TD

£300,000



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, Great Yarmouth, NR30 1TD

Aldreds are pleased to offer this 1900 built semi detached house on a generous plot backing on to the River Bure with a mooring plot with stunning views across the river and farmland. This individual house has benefitted from ground floor extensions with the possibility of further expansion due to the size of the plot with accommodation comprising of an entrance porch, inner hallway, open plan living room in to the kitchen/dining room, utility room, rear porch and ground floor wet room. On the first floor a landing serves two double bedrooms one of which has a balcony outlook, family bathroom. Outside there are generous established front and rear gardens with a driveway providing car parking and access beyond to various storage sheds and workshop/garaging. The property also benefits from gas central heating, double glazed windows and is offered chain free. Properties of this nature and location seldom become available therefore an early viewing is recommended.

### Entrance Porch

6'11" x 6'5" (2.12 x 1.98)

Part double glazed pvc entrance door, wood effect laminate flooring, radiator, frosted double glazed window to front aspect, folding doors to:

### Inner Hallway

Stairs to first floor with open under stairs recess, radiator, open access to:

### Living Room

22'8" x 12'8" (6.93 x 3.87)

Spacious living room with two chimney breasts one of which has a concealed brick open fireplace and the other a brick display, double glazed window to front aspect, two radiators, television point, twin open accesses to:

### Kitchen/Dining Room

20'5" x 8'0" (6.24 x 2.46)

Cream kitchen with wall and matching base units with work surfaces over, built in electric oven, four ring gas hob and extractor hood over, varnished wooden flooring, part tiled walls, two radiators, sliding double glazed patio doors to the rear garden, arched access to:

### Utility Room

7'3" x 6'7" (2.23 x 2.03)

Matching cream wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine or dishwasher, part tiled walls, double glazed window to side aspect, varnished wooden flooring.

### Rear Lobby

Tiled flooring, space and plumbing for a washing machine, part double glazed pvc rear entrance door, door to:

### Wet Room

7'4" x 7'0" (2.25 x 2.15)

Waterproof floor membrane with electric shower over, pedestal wash basin, low level wc, part tiled walls, double aspect frosted double glazed windows.

### First Floor Landing

Double aspect double glazed windows providing views over farmland and the River Bure, access to the loft space, fitted carpet, door to:

### Bedroom 1

11'5" x 11'1" (3.48 x 3.39)

Including fitted wardrobes, double glazed window to front aspect, radiator, tv point, fitted carpet.

### Bedroom 2

11'0" x 9'9" (3.37 x 2.99)

Including fitted bedroom furniture, radiator, double glazed door on to a rear balcony, fitted carpet.





### Family Bathroom

8'11" x 5'9" (2.73 x 1.76)

White suite comprising panelled bath with mains shower fitting over, low level wc, bidet, pedestal wash basin, vinyl tiled flooring, tiled walls, radiator, frosted double glazed window to rear aspect.

### Outside

To the front of the property a five bar gated access leads to a driveway and the front garden with parking/turning area and established lawn and borders. The driveway extends down the side of the property and to the bottom of the garden where there is a large timber garage/workshop and additional outbuildings. The access driveway is owned by the property with a vehicular access allowed along the driveway to the rear of the neighbouring property. The rear garden is of a generous size and laid with a large patio area, established lawn garden and side borders. The garden is fully enclosed with a gated access so is very private. Beyond the garden and access driveway are steps leading up to the mooring plot and River Bure.

### Tenure

Freehold

### Services

Mains water, electric and gas are connected to the property. Drainage is via a septic tank.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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.

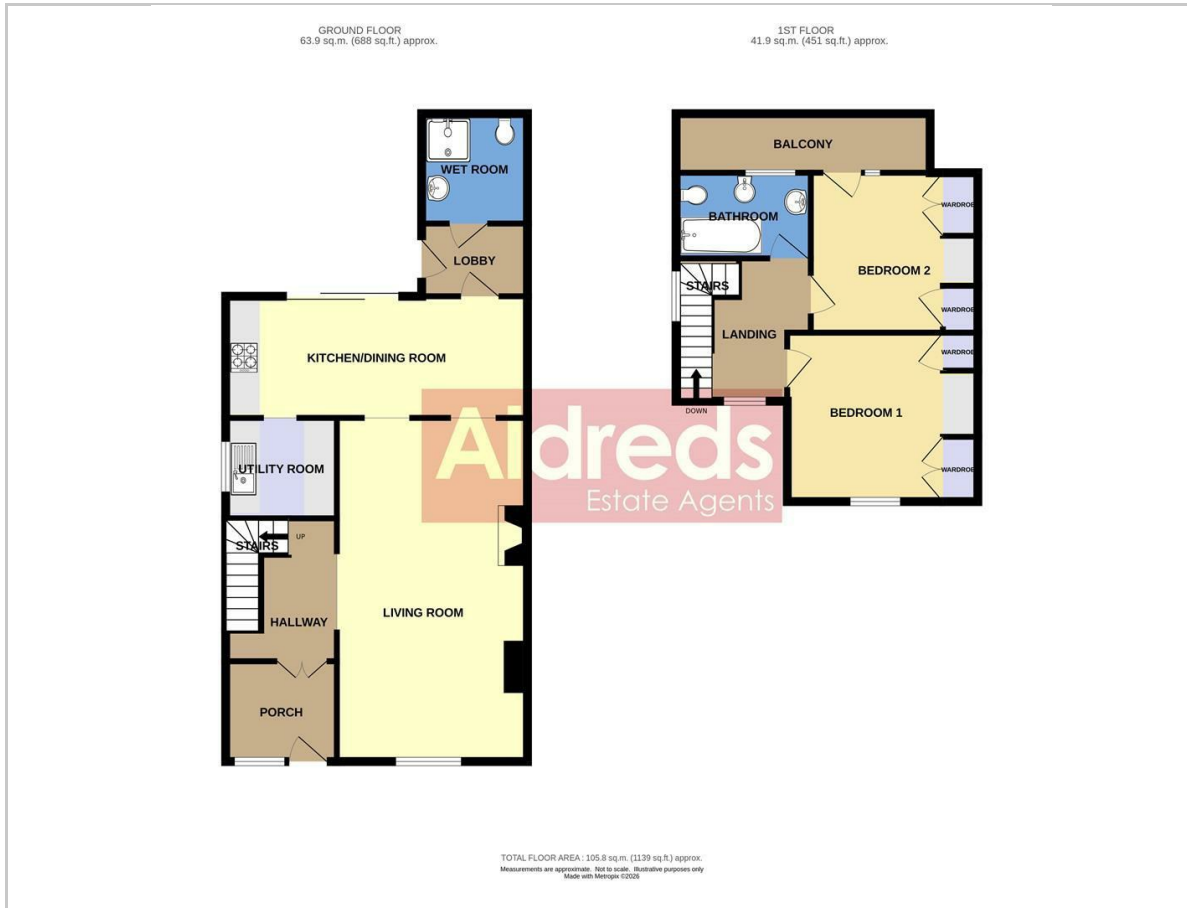
### Directions

Leave Great Yarmouth via The Acle New Road and after approximately a mile the property can be found on the right hands side.

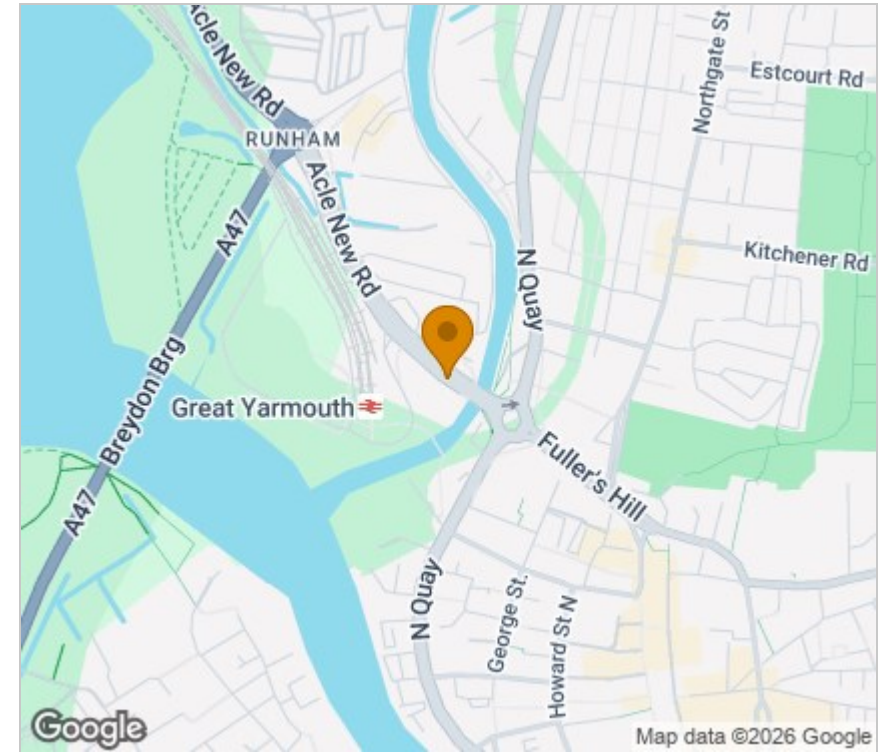
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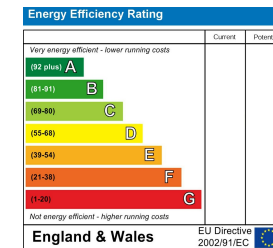
## Floor Plan



## 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.

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