Aldreds
Estate Agents

4 Sunflower Close, Gorleston NR31 8BJ

£325,000

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4 Sunflower Close

Gorleston NR31 8BJ

- Detached House
- No Onward Chain
- Kitchen/Diner
- En-suite Shower Room
- Gas Central Heating & UPVC Double Glazing
- 4 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Bathroom
- Driveway & Garage

This 4-bedroom detached house is offered for sale with no onward chain. The property has an 18'1" lounge, 19'7" kitchen/diner with integrated appliances, ground floor cloakroom, en-suite shower room and a family bathroom. In addition, the house has gas central heating with under floor heating on the ground floor and radiators upstairs, UPVC double glazing, low maintenance gardens and a semi-detached single garage.

Entrance Hall

Composite entrance door with double glazed panel and spy hole. Low door to a built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coving. UPVC double glazed window to side aspect.

Cloakroom 5'9" x 3'0" (1.75m x 0.91m)

White WC and pedestal hand wash basin with mixer tap and tiled splashback. Extractor. Coving. UPVC double glazed window to side.

Lounge 18'1" x 11'4" (5.51m x 3.45m)

Television points. Coving. UPVC double glazed window to front aspect.

Kitchen/Diner 19'7" x 11'4" (5.97m x 3.45m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below. Built-in fan assisted double oven and grill. Stainless steel four burner gas hob with a concealed extractor above. Integrated dishwasher. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine. Island unit with breakfast bar and cupboards below. Built-in storage cupboard with double power point. Wall mounted gas fired boiler. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC double glazed doors to a paved patio and rear garden.

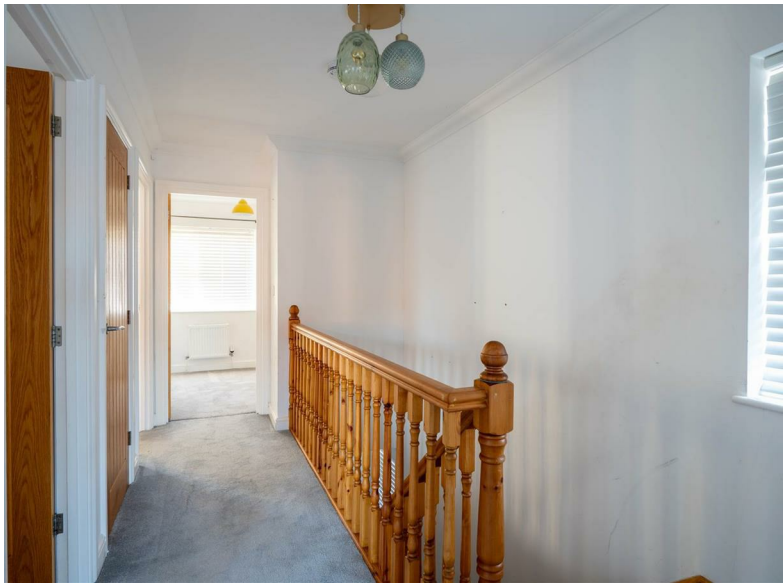
First Floor

Landing

Built-in airing cupboard with hot water cylinder. Radiator. Loft access hatch. Coving. UPVC double glazed window to side aspect.

Bedroom 1 10'7" x 9'8" plus recesses (3.23m x 2.95m plus recesses)

Radiator. Television point. Coving. UPVC double glazed window to front aspect.



En-suite Shower Room 5'10" x 4'4" plus shower cubicle (1.78m x 1.32m plus shower cubicle)
Large recessed tiled shower cubicle with a thermostatic mixer shower and screen door. White wash basin with mixer tap, cupboard below and tiled splashback. WC. Shaver point. Towel radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.

Bedroom 2 11'8" x 8'6" plus recess (3.56m x 2.59m plus recess)
Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

Bedroom 3 8'7" x 7'7" plus recess (2.62m x 2.31m plus recess)
Radiator. Television point. Coving. UPVC double glazed window to front aspect.

Bedroom 4 8'2" x 7'7" (2.49m x 2.31m)
Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

Bathroom 8'1" x 6'4" plus door recess (2.46m x 1.93m plus door recess)
White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Wash basin with cupboard below and mixer tap with tile splashback. WC. Shaver point. Towel radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.

Outside
Front garden with established shrubs. A long brick weave driveway leads to the side of the property to a semi-detached single garage with up-and-over door, light and power, overhead storage space, composite door with double glazed panel to the rear garden. A gate between the property and the garage leads to the rear garden, which is low maintenance with an artificial lawn, pave patio area and raised bed with established shrubs. Outside cold water tap to the rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band D

Location
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and an award winning sandy beach.

Directions
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, continue down the hill, at the roundabout turn left into Beccles Road, continue under the Gorleston relief road and after a short distance, turn right onto Mayflower Way. Sunflower Close is the second turning on the left and the property will be found on the right hand side.

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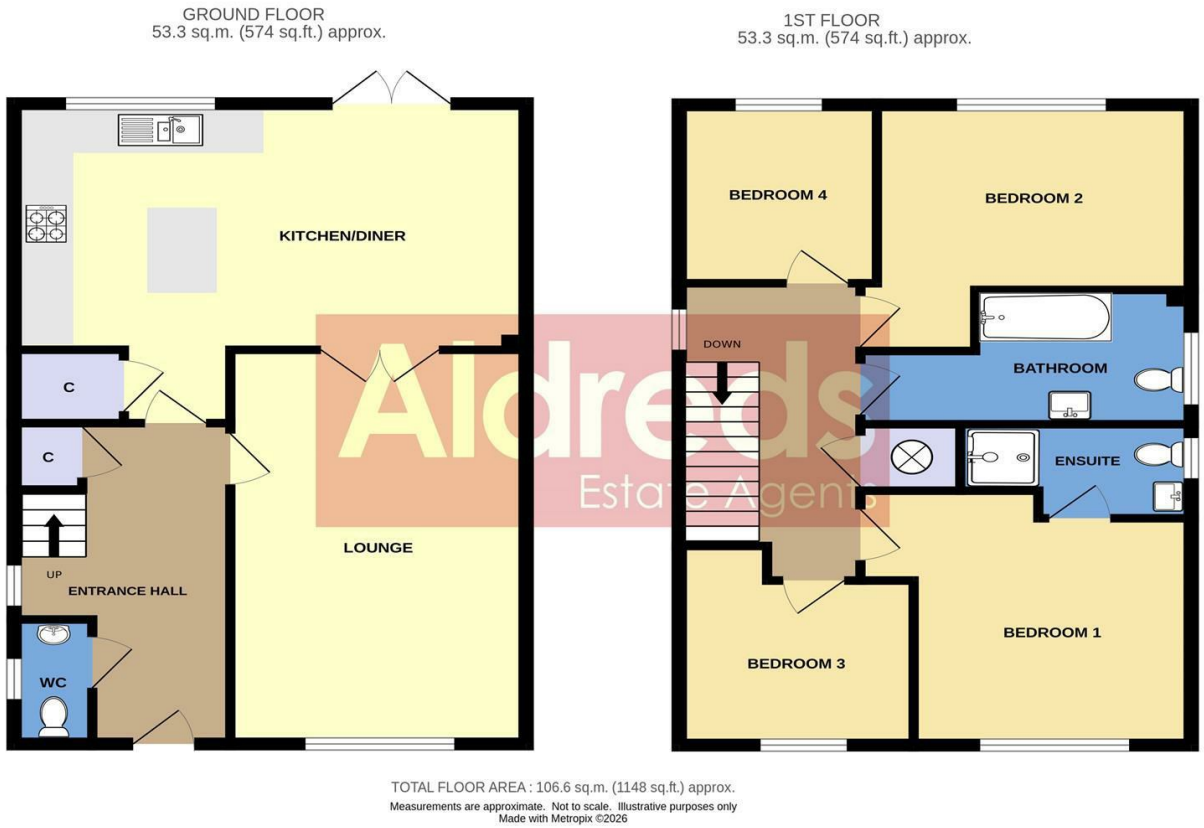
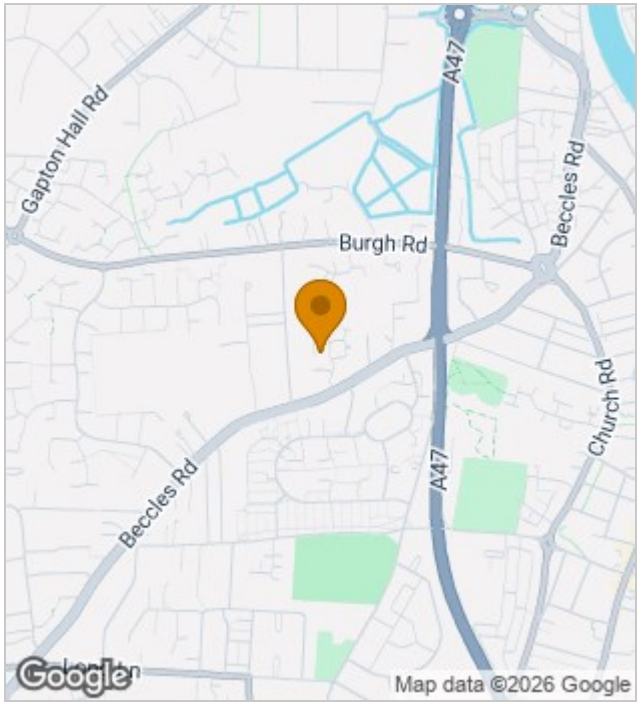
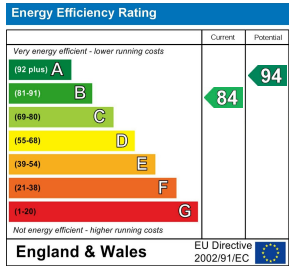
Floor Plans



Location Map



Energy Performance Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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