

Aldreds
Estate Agents



7 Rose Close, Gorleston NR31 8AJ

£420,000





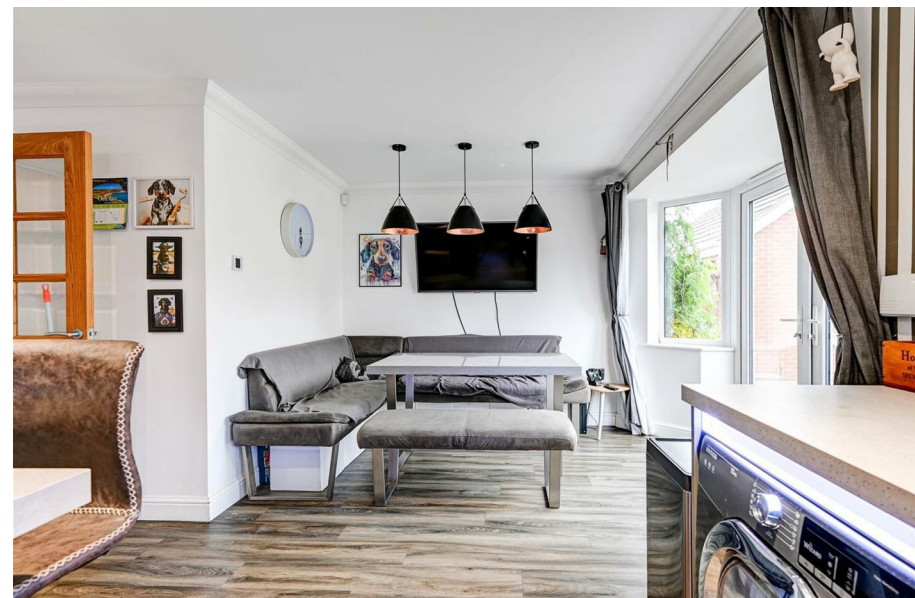
7 Rose Close

Gorleston NR31 8AJ

- Detached Family Home
- Stunning Kitchen/Breakfast Room
- Study/5th Bedroom
- Large Bathroom with Separate Shower
- Private Rear Garden
- 4 Bedrooms
- Dual Aspect Lounge
- Ground Floor Cloakroom
- En-suite Shower Room
- Cul-de-sac Location

This well presented 4-bedroom detached family home occupies a pleasant cul-de-sac position and is not overlooked at the rear. The property offers accommodation including hall, cloakroom, 19'11" dual aspect lounge, 20'3" kitchen/diner, study/5th bedroom, en-suite shower room and a large bathroom with a separate shower cubicle. The house has gas central heating with underfloor heating on the ground floor and radiators upstairs, UPVC double glazing and a fancy outside shower. Viewing is highly recommended.

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Entrance Hall

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

Cloakroom 5'11" x 3'8" (1.80m x 1.12m)

White WC. Pedestal hand wash basin with mixer tap. Extractor. Coving. UPVC double glazed window side.

Lounge 19'11" x 11'0" plus bay (6.07m x 3.35m plus bay)

Coving. Bay with UPVC double glazed windows to aspect. UPVC double glazed doors leading out to a decked patio and rear garden.

Study/Bedroom 5'9'11" x 9'10" (3.02m x 3.00m)

Coving. UPVC double glazed window to front aspect.





Kitchen/Diner 20'3" x 14'11" max, 8'6" min (6.17m x 4.55m max, 2.59m min)

Worktops with cupboards below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Contrasting wall cupboards. Built-in twin fan assisted ovens. Integrated refrigerator, freezer and tall cupboards. Island unit with breakfast bar, cupboards and drawers below and an electric hob with ceiling mounted stainless steel extractor above. Utility space below worktop with plumbing for washing machine and space for tumble dryer. Inset ceiling spotlights. Coving. UPVC double glazed windows to aspect and UPVC double glazed doors leading out to the decked patio and rear garden.

First Floor

Landing

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

Bedroom 1 14'0" x 9'8" (4.27m x 2.95m)

Radiator. Thermostat control for heating. Coving. UPVC double glazed window to front aspect.



En-suite Shower Room 6'3" x 5'4" plus shower (1.91m x 1.63m plus shower)

Large recessed tiled shower cubicle with a thermostatic mixer shower and screen door. Wash basin with mixer tap, tiled splashback and cupboard below. WC. Towel radiator. Shaver point. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to side.

Bedroom 2 11'2" x 9'10" plus door recess (3.40m x 3.00m plus door recess)

Radiator. Coving. UPVC double glazed window to rear aspect.

Bedroom 3 9'10" x 8'7" (3.00m x 2.62m)

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

Bedroom 4 9'9" x 7'10" (2.97m x 2.39m)

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

Bathroom 10'0" x 9'8" max (3.05m x 2.95m max)

Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment. Wash basin with mixer tap and cupboard below. WC. Large corner shower cubicle with a thermostatic mixer shower. Chrome towel radiator. Shaver point. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to rear.

Outside

A 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, door to the rear garden. The rear garden is enclosed and laid to lawn with a decked patio to the

immediate rear of the property. Around the side of the house, the vendors have built a fancy outside shower with a rainfall fitting. 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 E

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.

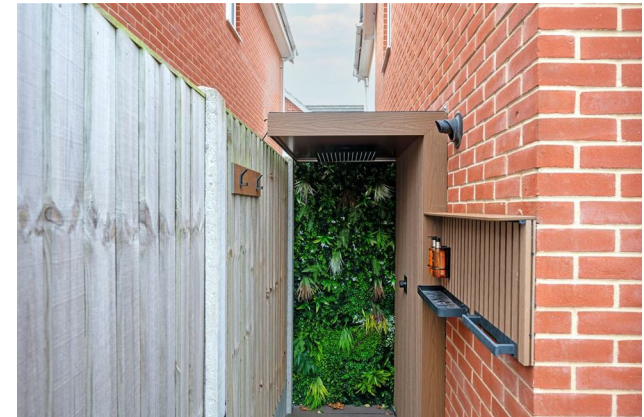
Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, turn left into Carnation Way and first left onto Rose Close where the property will be found at the end.

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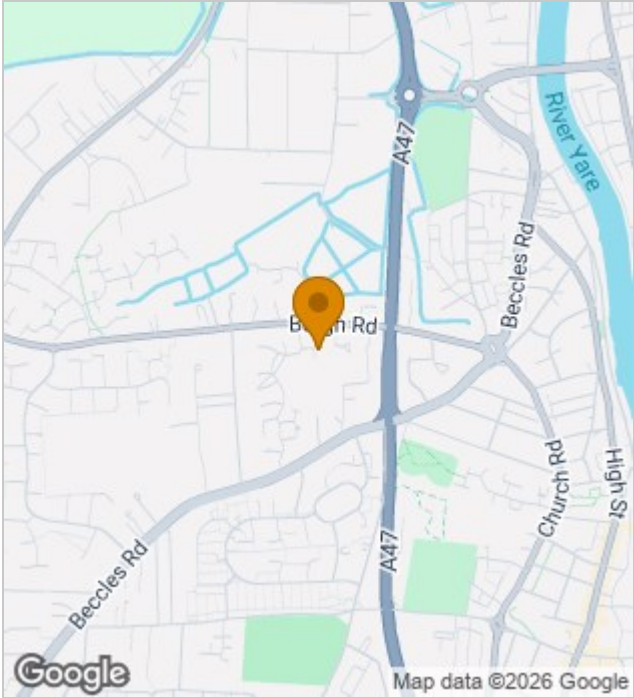
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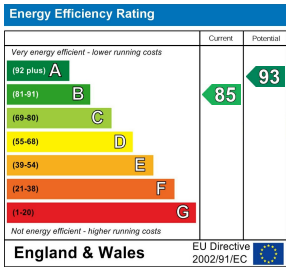
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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