

**Aldreds**  
Estate Agents



70A Marine Parade, Gorleston, NR31 6EZ

£1,200,000



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£1,200,000

# 70A Marine Parade , Gorleston, NR31 6EZ

- Luxury Six Bedroom Detached House
- Stunning sea views
- Exquisitely Modern Throughout
- Oak Herringbone Effect Floors
- Open Plan Kitchen/Dining/Living Area
- Five bathrooms
- Around 3237 sq ft (300 sq m)
- Air Source Heating
- Ample Off Road Parking With Generous Garage Space
- A Newly Crafted Home In This Highly Sought After Location

A truly exceptional six-bedroom detached home, newly crafted to the highest standard and ideally positioned within a highly sought after coastal location. Brand new and boasting sea views, this residence offers an outstanding blend of luxury, contemporary style and modern comfort.

Immaculately presented throughout, the property showcases a very generous first floor open-plan kitchen/diner/living area, complete with direct access to a balcony, perfect for enjoying the surrounding views and creating an effortless indoor and outdoor flow.

The home features a full air-source heating system, with underfloor heating provided on the ground floor, for enhanced warmth and efficiency. Contemporary design, up-to-date finishes and exquisite attention to detail are evident in every room, with elegant oak effect herringbone flooring adding an extra touch of refinement to the ground level.

Externally, the property continues to impress with ample off-road parking and a generous garage, offering practicality and convenience rarely found at this standard.

This outstanding property must be viewed to be fully appreciated—an extraordinary opportunity to acquire a luxurious, modern coastal home in one of the area's most desirable settings.



## Reception Hall 29'7" x 5'10" (9.02m x 1.78m)

Entrance door with double glazed smoked glass panel and double glazed smoked glass panels either side. A wide welcoming space with oak effect herringbone flooring and under floor heating. Under stairs recess. Staircase with glazed panels to first floor landing. Inset ceiling spotlights.

## Living Room 18'4" x 16'11" (5.59m x 5.18m)

Continuation of oak effect herringbone floor with under floor heating, access to WC and utility room, double glazed windows to either side aspects, double glazed sliding door to rear aspects with access to rear garden.

## Cloakroom 5'7" x 4'1" (1.71m x 1.25m)

White WC with concealed cistern and wash basin with cupboard below. Arched fitted mirror. Oak effect herringbone floor. Extractor.

## Utility Room 11'11" x 5'7" + 10'3" x 4'8" (3.63m x 1.70m + 3.12m x 1.42m)

Solid worktops and drainer with a Franke sink and mixer tap. Matching up stands. Under worktop cupboards and drawers. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine and a further space for a condensing tumble dryer. Oak effect herringbone floor. Extractor. Inset ceiling spotlights. Double glazed window to rear aspect. Door with double glazed smoked a glass panel to side. Walk-in cupboard with a ecodan renewable heating system remotely controllable via the MELCloud App.





### Bedroom 3 13'1" x 10'6" (3.99m x 3.22m)

Grey carpet floor with under floor heating. Double glazed window to front aspect, door to Jack and Jill shower room.

### Bedroom 4 12'11" x 10'6" (3.94m x 3.22m)

Grey carpet floor with under floor heating. Double glazed window to side aspect, Door to Jack and Jill shower room.

### Shower room 10'6" x 6'11" (3.22m x 2.11m)

Fully tiled walls and a large walk-in shower with a mixer shower, shower attachment and a rainfall fitting above. White wash basin with cupboard below. WC with concealed cistern. Large fit mirror with touch light surround. Tiled floor. Tall chrome towel radiator. Extractor. Inset ceiling spotlights. Double glazed smoked glass window to side.

### First Floor Landing

Radiator. Staircase with glass panels to second floor landing. Double glazed window to rear aspect.



### Kitchen/Dining/Living Room 29'6" max x 26'6" max (8.99m max x 8.08m max)

Solid worktop and drainer with a Franke double sink and mixer tap. Matching up stands. Below worktop cupboard and drawers. Pull-out bin/recycling drawer. Integrated dishwasher. Shelved corner pantry with two double power points and an automatic light. Tall storage cupboard. Separate integrated refrigerator and freezer. Built in twin AEG fan assisted ovens with cupboard above and drawer below. Large island unit with cupboard and drawers, a breakfast bar and an AEG hob with an integral extractor. Oak effect herringbone floor. Two radiators. Television point. Insect ceiling spotlights in the kitchen area. Double glazed windows to front inside aspects. Double glazed door and double glazed sliding door doors to the balcony 3.28m x 2.84m (10'9" x 9'4") which has an external double electric plug socket and wall lighting.

### Bedroom 5 11'10" x 10'3" (3.62m x 3.13m)

Fitted carpet. Television point. Double glazed window to rear aspect.

### En-Suite Shower Room 6'10" x 3'9" (2.08m x 1.14m)

Fully tiled walls and a walk-in shower with sliding screen door, mixer shower with shower attachment and a rainfall fitting above. White wash basin with mixer tap and cupboard below. WC. Towel radiator. Extractor. Inset ceiling spotlights.

### Bedroom 6 10'6" x 10'3" (3.22m x 3.13m)

Fitted carpet. Television point. Double glazed window to rear aspect.

### Bathroom 10'6" x 6'11" (3.22m x 2.11m)

Fully tiled walls. White bath with mixer tap and shower attachment. Wash basin with mixer tap and cupboards below. WC with concealed cistern. Corner shower cubicle with a mixer shower, shower attachment and a rainfall fitting above. Chrome towel radiator. Extractor. Inset ceiling spotlights. Double glazed window to side.

### Second Floor Landing

Radiator. Wireless controlled Velux double glazed skylight window.

### Bedroom 1 22'5" x 14'1" max, 12'2" min (6.83m x 4.29m max, 3.71m min)

Fitted wardrobes and shelved cupboard. Fitted vanity desk with drawers below. Radiator. Inset ceiling spotlights. Two Velux wireless controlled double glazed skylight windows. Double glazed windows either side of a double glazed door leading out to a covered balcony 3.73m x 1.75m (12'3" x 5'9") with external double plug sockets either side and spotlights.

### En-Suite Bathroom 14'8" x 7'5" (4.47m x 2.26m)

Fully tiled walls and a large walk-in shower with mixer shower, shower attachment and a rainfall fitting above. Twin wash basins with waterfall mixer taps and cupboards below. WC with concealed cistern. Large bath with mixer tap and shower attachment. Tall fitted mirror with touch light. Chrome towel radiator. Extractor. Inset ceiling spotlights. Two Velux double glazed skylight windows.

### Bedroom 2 14'0" x 10'3" (4.29m x 3.13m)

Radiator. Television point. Double glazed window to rear aspect. Walk-in dressing room 3.10m x 1.80m (10'2" x 5'11") with fitted shelves and hanging rails, radiator, double power point, light.

### En-Suite Shower Room 7'5" x 7'8" (2.28m x 2.34m)

Fully tiled walls and a corner shower cubicle with mixer shower, shower attachment and a rainfall fitting above. White wash basin with cupboard below. WC with concealed system. Fitted circular mirror with touch light. Chrome towel radiator. Extractor. Inset ceiling spotlights. Velux double glazed skylight window.

### Outside

Block driveway with additional parking/turning space. EV Charger. Integral garage 6.43m x 3.43m max, 3.12m min (21'1" x 11'3" max, 10'3" min) with electric shutter door, light and power, double glazed window to side. Pathways and lockable gates on both sides of the house lead to the rear garden which is west facing and laid to lawn with a large paved patio area. Air source heat pump. An armoured electric cable runs towards the rear boundary behind the air source heat pump, should a buyer require power for a shed or outside kitchen.

### Tenure

Freehold.

### Services

Mains water, electricity and drainage are connected. Air source heating.

### Council Tax

Great Yarmouth Borough Council - awaiting rating assessment.

### 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 a sandy beach.

### Directions

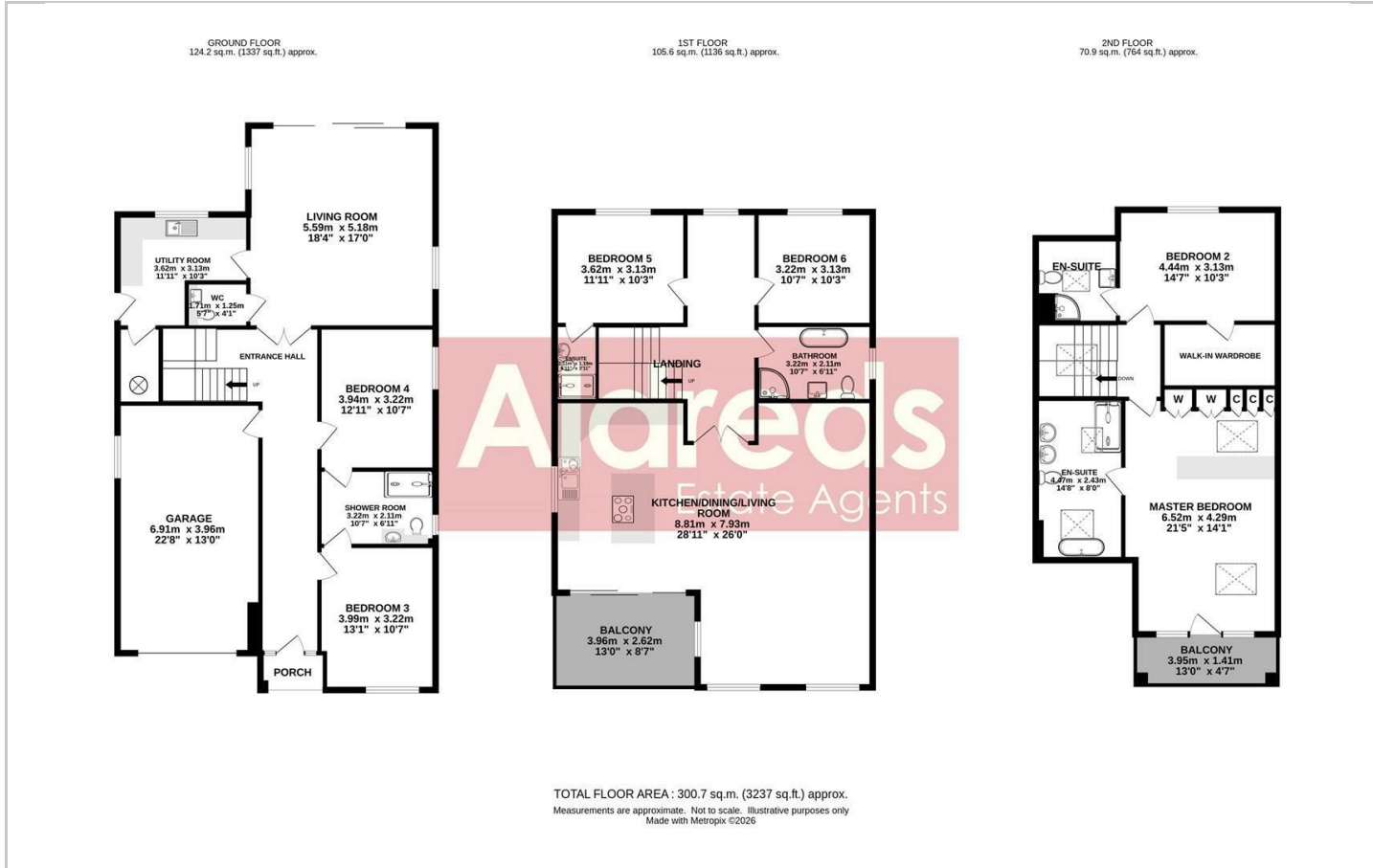
From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and past Tesco Express, follow the road around to the left into Park Road, at the T Junction turn right into Marine Parade, the property can be found on the right hand side just before the turning into Yallop Avenue.

### What 3 Words

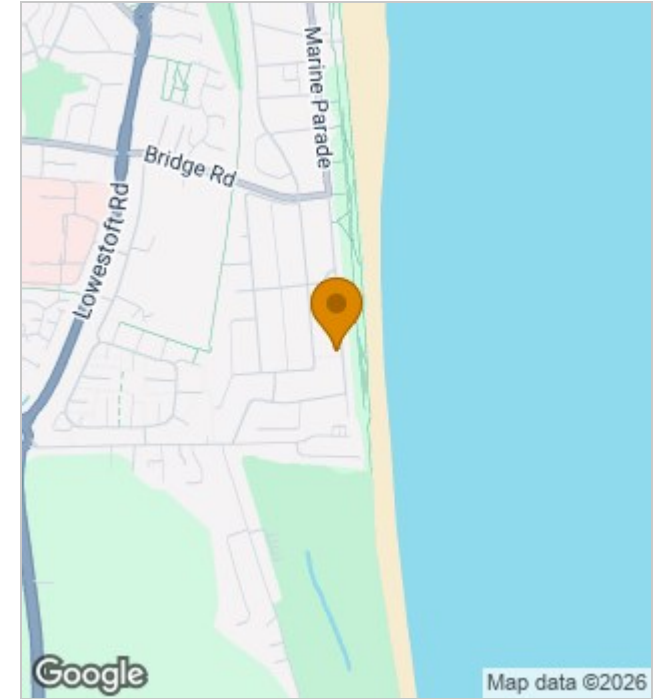
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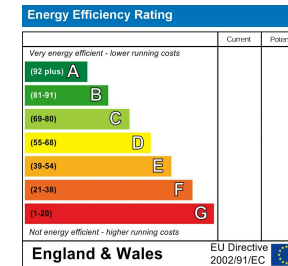
## Floor Plans



## 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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