

Aldreds
Estate Agents



4 Rowan Way
, Gorleston, NR31 8EP
£190,000



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This 3-bedroom mid terraced house has a westerly facing rear garden and offers accommodation including hall, ground floor cloakroom, dual aspect lounge/diner, fully double glazed conservatory, kitchen and a first floor wet room. In addition, the property benefits from UPVC double glazing and gas central heating.

Entrance Hall

Composite entrance door with two double glazed panels. Radiator. Electronic thermostat control for heating. Low doors to a built-in under stairs storage cupboard. Staircase to first floor landing. UPVC double glazed window to front aspect.

Cloakroom

5'1" x 4'11" (1.55m x 1.50m)

White WC and pedestal wash basin with tiled splashback. Radiator. UPVC double glazed window to front aspect.

Lounge/Diner

19'10" x 10'8" max, 9'2" min (6.05m x 3.25m max, 2.79m min)

Two radiators. Built-in storage cupboard. Cable television point. UPVC double glazed window to front aspect. UPVC double glazed windows either side of UPVC double glazed doors to the conservatory.

Conservatory

Laminate floor. Double power points. Low brick construction with a pitched double glazed roof and UPVC double glazed windows with blinds to side and rear aspects.

Kitchen

11'5" x 8'5" (3.48m x 2.57m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink. Tiled splashback. Matching wall cupboards. Space for a dual fuel cooker. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to the rear garden.

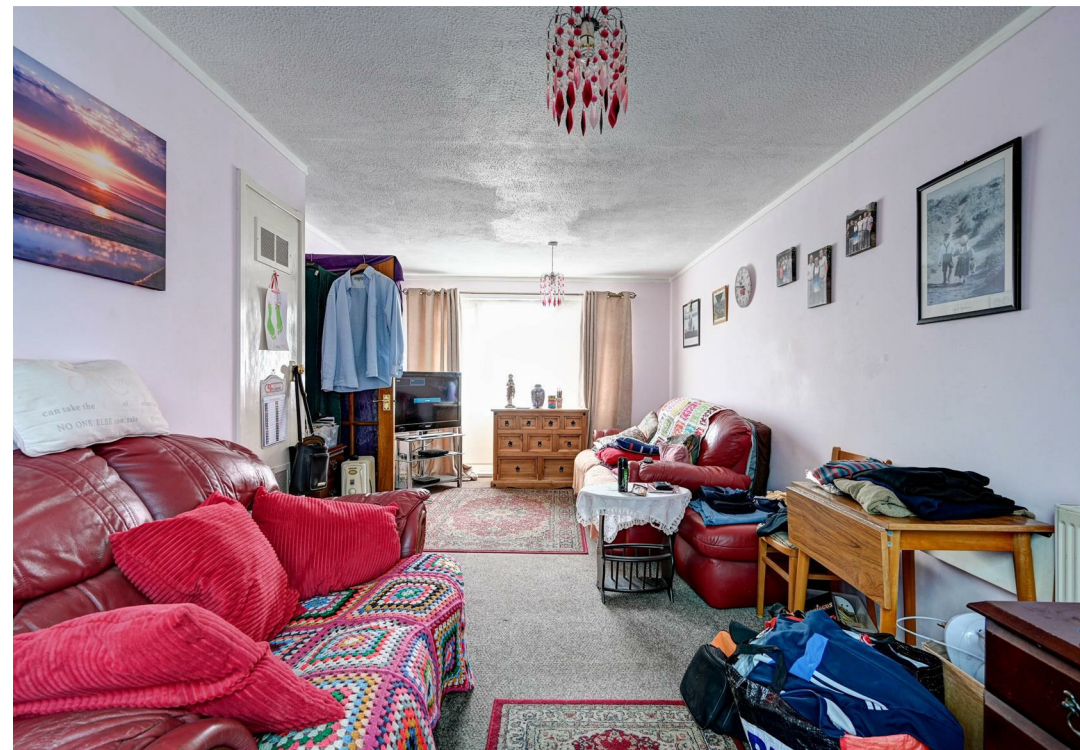
First Floor

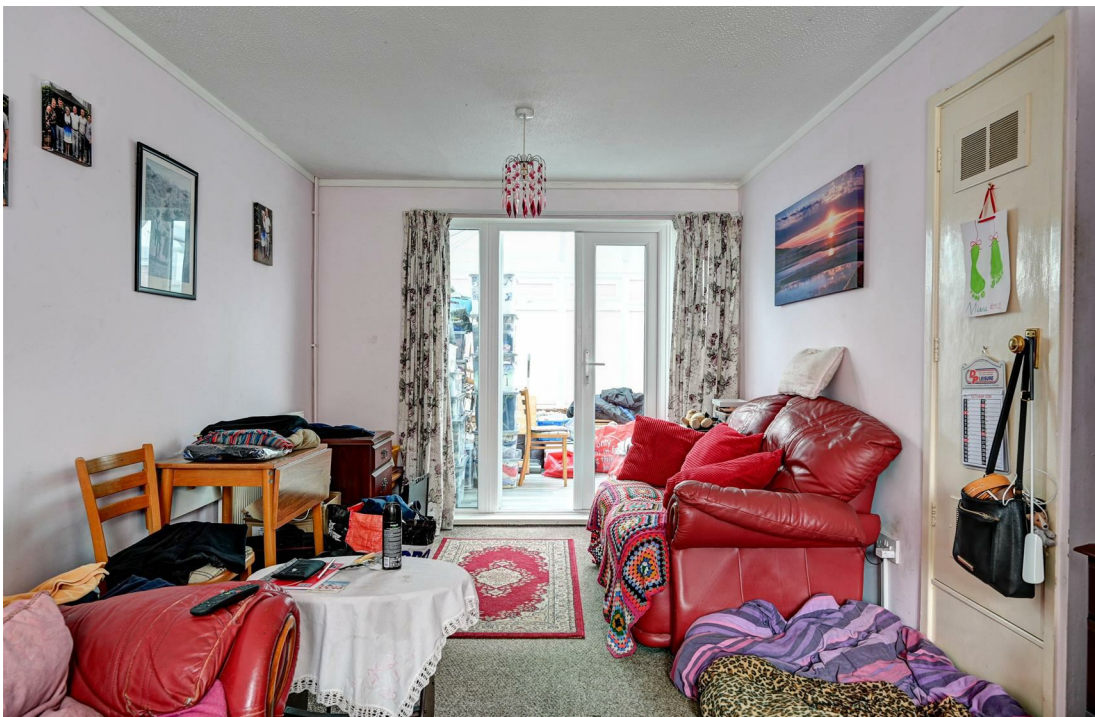
Landing

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)

Radiator. Large built-in wardrobe with cupboard above. UPVC double glazed window to rear aspect.





Bedroom 2 10'8" x 8'1" (3.25m x 2.46m)

Radiator. Built-in double wardrobe. UPVC double glazed window to front aspect.

Bedroom 3 8'5" x 8'4" plus recess (2.57m x 2.54m plus recess)

Radiator. Built-in over stairs storage cupboard. UPVC double glazed window to rear aspect.

Wet Room 8'3" x 5'1" (2.51m x 1.55m)

Tiled area with drainer floor and a mixer tap with shower attachment. White pedestal wash basin with tiled splashback. WC. Radiator. Extractor. Two UPVC double glazed windows to front aspect.

Outside

The front garden is laid to lawn with a paved pathway leading to the front entrance door. The rear garden is Westerly facing, enclosed by fencing and laid to lawn. Brick built storage shed. Gate to the rear boundary for pedestrian access.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

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

Heading south on Gorleston High Street, turn right at the traffic lights onto Church Lane. Take the second exit off the roundabout, remaining on Church Lane and then proceed over the traffic lights onto Crab Lane. Take the first right turn onto Forsythia Road and turn left at the 'T' junction onto Almond Road. Follow the road round to the right and the pedestrian pathway to the property will be found on the right hand side, just past Hawthorn Road.

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Floor Plan

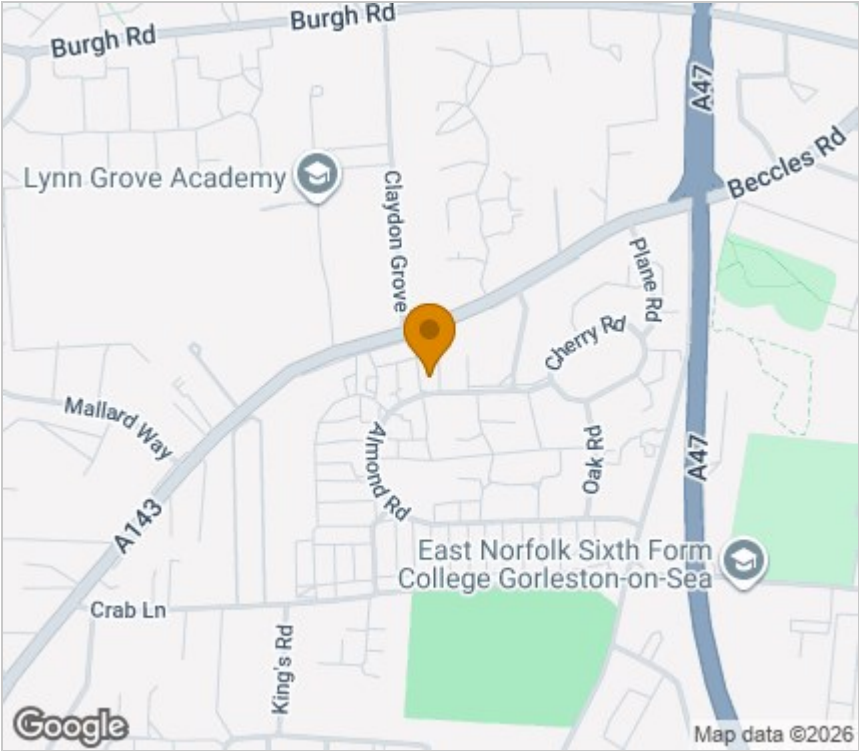


Viewing

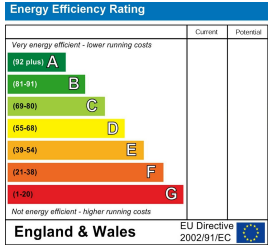
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Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA