

**Aldreds**  
Estate Agents



21 Carrel Road, Gorleston, Great Yarmouth, NR31 7RF

Offers In Excess Of £375,000



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# 21 Carrel Road

Gorleston, Great Yarmouth, NR31 7RF

- Detached House
- Three Bathrooms/Shower Room
- Large Kitchen/Diner
- Double Glazing
- Garage
- Six Bedrooms
- Spacious Lounge
- Underfloor Heating and Central Heating
- Gardens
- No Chain

Sitting close to James Paget Hospital, Aldreds are pleased to offer this spacious and well presented, six bedroom, three storey detached house. Offered with no chain. On the ground floor there is an entrance hall, spacious lounge, good sized kitchen/diner and a ground floor cloakroom. The first floor offers a landing, bedroom two with ensuite, three further bedrooms and a bathroom. The second floor could be used as a master suite. It offers a bedroom, shower room and bedroom/dressing room. Gas under floor heating on ground floor, gas central heating on first & second floor and double glazing. Gardens to front & rear. To the rear there is a driveway leading to a larger than average garage.



## Entrance Hall

Under stair cupboard, stairs to landing, door to front

## Lounge 29'10" x 10'7" (9.1 x 3.23)

Double glazed window to front aspect, three double glazed window to side aspect, double glazed French doors to rear garden, tiled floor

## Kitchen/Diner 22'0" x 14'10" max x 7'11" min (6.72 x 4.53 max x 2.42 min)

Base & wall units with worktops, gas hob, electric oven, integrated dishwasher, wall mounted gas boiler, part tiled walls, door to rear, double glazed window to rear aspect, double glazed window to front aspect, plumbing washing machine, vent for tumble dryer

## Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect

## First Floor Landing





### Bedroom 2 10'9" x 10'4" (3.3 x 3.15)

Double glazed window to rear aspect, radiator

### Ensuite 6'6" x 4'8" (2 x 1.44)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect

### Bedroom 3 11'3" max x 10'9" max (3.44 max x 3.3 max)

Double glazed window to front aspect, radiator

### Bedroom 4 11'3" max x 8'2" max (3.44 max x 2.5 max)

Double glazed window to front aspect, radiator

### Bedroom 5 10'4" x 8'2" (3.15 x 2.5)

Double glazed window to rear aspect, radiator

### Bathroom 6'11" x 6'5" (2.11 x 1.96)

Part tiled, jacuzzi panel bath, hand basin, low level WC, opaque double glazed window to front aspect, heated towel rail

### Second Floor Landing

Velux window

### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights turning right at the next roundabout into Beaufort Way, continue over the roundabout, turn right and continue into Carrel Road. Follow the road along and the property will be found in a cul-de-sac on the left hand side.



### Master Bedroom 12'4" x 11'2" (3.77 x 3.41)

Double glazed window to front aspect, radiator

### Shower Room 6'9" x 6'9" (2.07 x 2.07)

Shower in cubicle, hand basin, low level WC, bidet, double glazed window to front aspect

### Bedroom 6/Dressing Room 10'5" x 5'2" (3.2 x 1.58)

Fitted wardrobes, Velux window, radiator.

### Outside

To the front of the property there is a lawned garden with pathway to front door. To the rear there is a lawned garden with bushes and shrubs, patio. Driveway to garage, the garage measures 4.62 x 3.93, has an electric up & over door and power & light

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band E

### Location

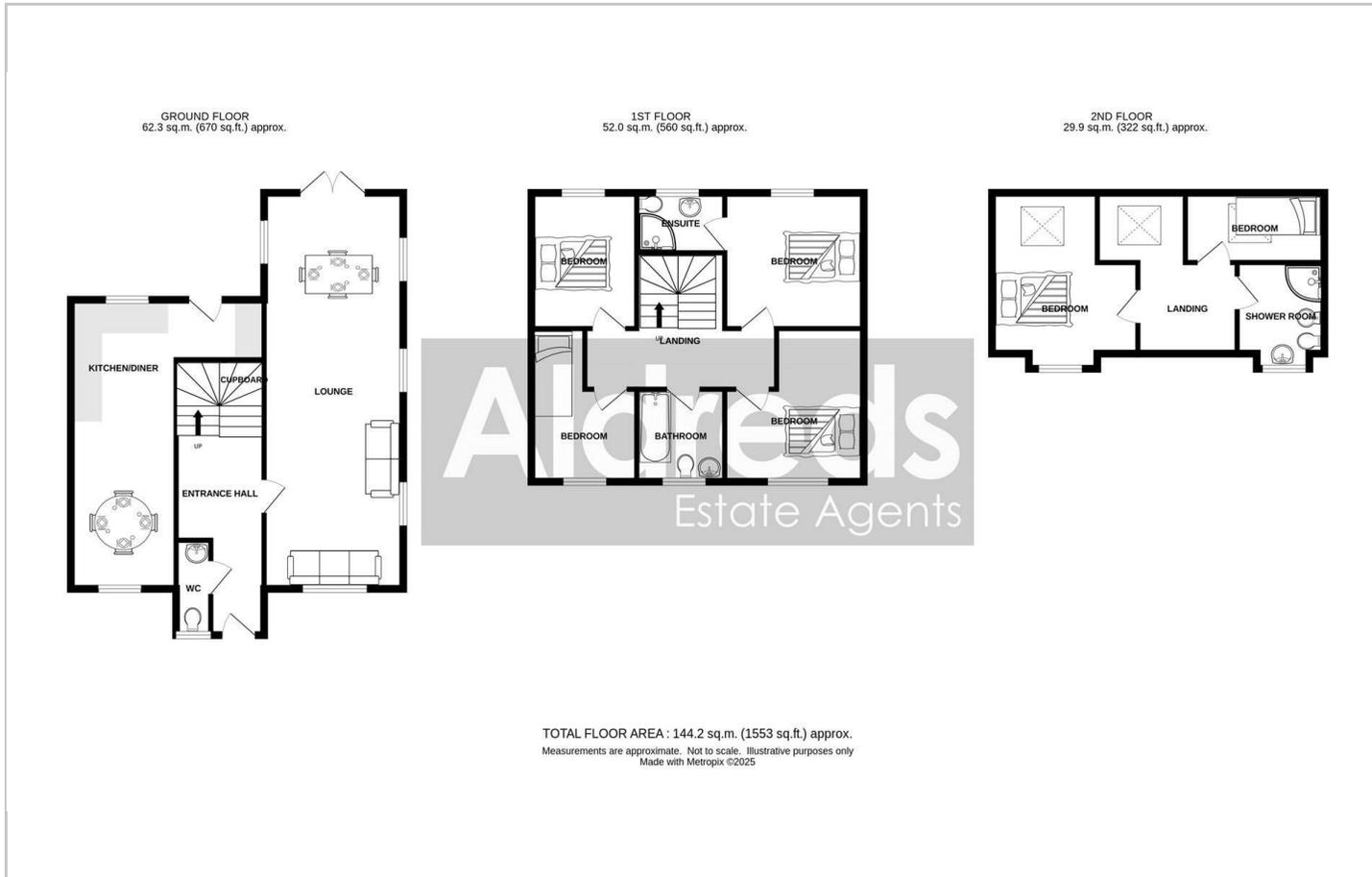
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

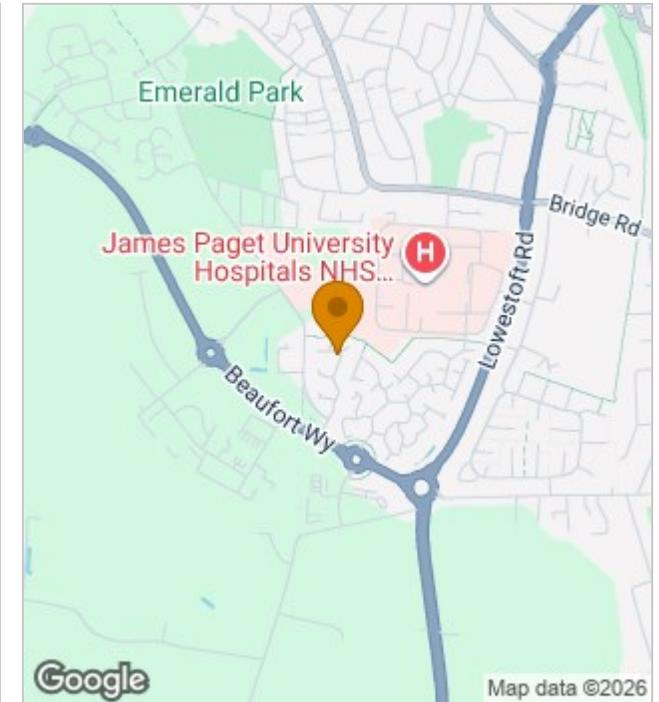
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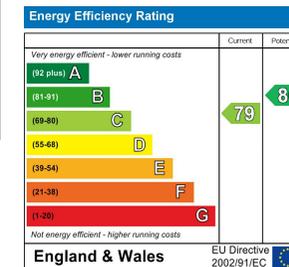
## Floor Plans



## 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.

### Disclaimer

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