

**Aldreds**  
Estate Agents



207 Lowestoft Road, Gorleston, Great Yarmouth, NR31 6SX

£630,000



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£630,000

# 207 Lowestoft Road

Gorleston, Great Yarmouth, NR31 6SX

- Extended 4 Bedroom Detached Family Home
- Impressive Open Plan Kitchen/Dining/Living Space
- Ground Floor Cloakroom
- Family Bathroom
- Garage & Large Gardens
- Lounge, Dining Room & Study
- Large Utility Room
- En-suite Shower Room
- Gas Central Heating & UPVC Double Glazed Windows
- Close to James Paget Hospital

An impressive and spacious extended 4 bedroom detached family home with 4 reception rooms including a large kitchen/dining/living space with tri-fold doors to the garden. Standing on a generous plot, the property is perfectly located for access to the beach and the James Paget Hospital.



#### Entrance Porch 9'8" x 6'0" (2.95m x 1.83m)

UPVC double glazed entrance doors. Tiled floor. UPVC double glazed windows to front. Glazed panel door to entrance hall.

#### Entrance Hall 10'0" x 9'11" (3.05m x 3.02m)

Bamboo flooring. Radiator. Built-in under stairs storage cupboard with a single glazed window to side. Staircase with turned wood balustrade to the first floor landing. Smooth plaster ceiling. Coving. UPVC double glazed window to side.

#### Cloakroom

White WC. Suspended hand wash basin with mixer tap. Fully tiled walls. Overhead storage cupboard. Double glazed window to side.

#### Lounge 13'11" x 11'11" plus bay (4.24m x 3.63m plus bay)

Karndean floor. Radiator. Television point. Smooth plaster ceiling. Coving. Bay with UPVC double glazed windows to front aspect. High level double glazed window to side. Glazed panel doors to dining room.

#### Dining Room 13'9" x 11'11" (4.19m x 3.63m)

Karndean floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect. High level UPVC double glazed window to side. Archway to study.





#### Study 10'2" x 9'11" (3.10m x 3.02m)

Wood effect laminate flooring. Telephone point. Radiator. Smooth plaster ceiling. Coving. Single glazed window and panelled door with glazed panels to side entrance hallway.

#### Side Entrance Hall 10'5" x 4'7" (3.18m x 1.40m)

Tiled floor. Worktop with cupboards below and matching wall cupboards. Skylight. UPVC double glazed windows and door to front. Door to garage.

#### Kitchen/Dining/Living Room 25'1" x 19'10" (7.65m x 6.05m)

Worktops with a range of soft close cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching tall cupboards and cupboard above a space for an American style fridge freezer. Tall units housing a built-in fan assisted oven and grill with cupboards above and below and an integrated microwave oven. Stainless steel five burner gas hob with a stainless steel tractor above. Integrated dishwasher. Pull-out bin/recycling drawer. Island unit with breakfast bar and drawers below. Karndean floor. Two radiators. Inset ceiling spotlights. Two double glazed skylight windows. High level UPVC double glazed window to side. Folding double glazed doors to a decked patio in the rear garden.

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## Directions

Head south along Gorleston High Street and proceed over the traffic lights onto Lowestoft Road which leads into Victoria Road. Continue past Clarence Road on the left and take the next turning on the right. This road winds round to the right and leads to a roundabout. Take the first exit and at the next roundabout take the first exit onto Lowestoft Road. The property will be found on the left hand side before the traffic lights, identifiable by the Aldreds For Sale board.



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#### Utility Room 16'4" x 10'7" (4.98m x 3.23m)

Worktop with cupboard below and a stainless steel one and a half bowl single drainer sink with mixer tap. Splashback. Tiled floor. Cupboard with plumbing for washing machine and a wall mounted gas fired boiler. Smooth plaster ceiling. UPVC double glazed door to the rear garden.

#### First Floor

##### Landing

Smooth plaster ceiling. Coving. UPVC double glazed window to side.

##### Bedroom 1 14'8" x 12'2" including wardrobe (4.47m x 3.71m including wardrobe)

Radiator. Large fitted wardrobe with three floor-to-ceiling sliding mirror doors. Seating with cupboards and drawers below. Coved and textured ceiling. Two UPVC double glazed windows to rear aspect. Archway to en-suite shower room.

##### En-suite Shower Room 12'0" x 5'4" (3.66m x 1.63m)

Fully tiled walls and a large shower cubicle with a thermostatic shower tower panel with a waterfall shower head and sliding screen door. White WC with concealed cistern. Wash basin with mixer tap and cupboard below. Shaver point. Fitted mirror. Tiled floor. Radiator. Extractor. Smooth plaster ceiling. UPVC double glazed window to side.

##### Bedroom 2 12'3" x 12'0" plus bay (3.73m x 3.66m plus bay)

Radiator. Built-in wardrobes and storage cupboard with storage cupboards above. Open tread steps leading up to converted loft space. UPVC double glazed window to side aspect. Bay with UPVC double glazed windows to front aspect.

##### Bedroom 3 13'11" max x 10'0" max (4.24m max x 3.05m max)

Radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to side aspect.

##### Bedroom 4 11'7" x 8'8" (3.53m x 2.64m)

Radiator. Built-in wardrobe along one wall with three floor-to-ceiling sliding mirror doors. Tongue and groove boarded ceiling. UPVC double glazed window to rear aspect.

##### Family Bathroom 9'7" x 7'3" (2.92m x 2.21m)

Fully tiled walls and a white suite comprising panelled bath, WC and wash basin with cupboards below. Tiled corner shower cubicle with a mixer shower, shower attachment and rainfall fitting above. Chrome towel radiator. Extractor. Smooth plaster ceiling. Covering. UPVC double glazed windows to front and side.

##### Converted Loft Space 24'4" x 19'8" (7.42m x 5.99m)

The measurements reflect the total floor area of the room and there are sloping

ceilings which restrict head height. Fitted carpet. Power points. Light. Double glazed skylight window.

#### Outside

The front garden is laid to lawn with established trees and shrubs. A concrete driveway widens to the front of the property for additional parking/turning space and leads to the adjoining garage 4.93m x 3.43m (16'2" x 11'3") with up-and-over door, light and power. The rear garden is enclosed by fencing and laid lawn with established trees and a decked patio to the immediate rear of the property. A paved pathway leads towards the rear boundary to a timber built garden shed.

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity and drainage are connected.

#### Council Tax

Great Yarmouth Borough Council - Band E. Please note that there is an Improvement Indicator on this property which means if the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

#### Location

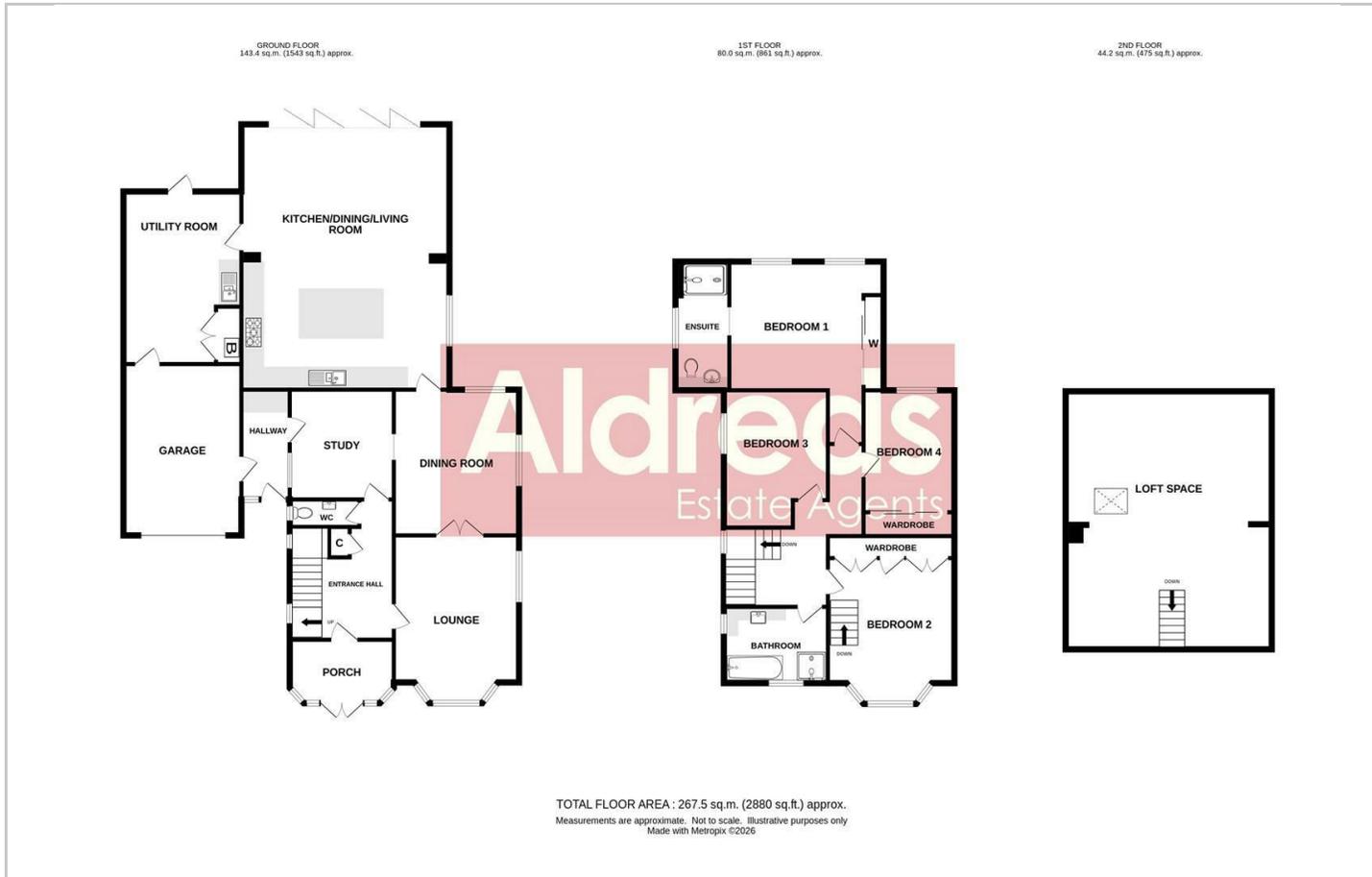
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

#### what3words

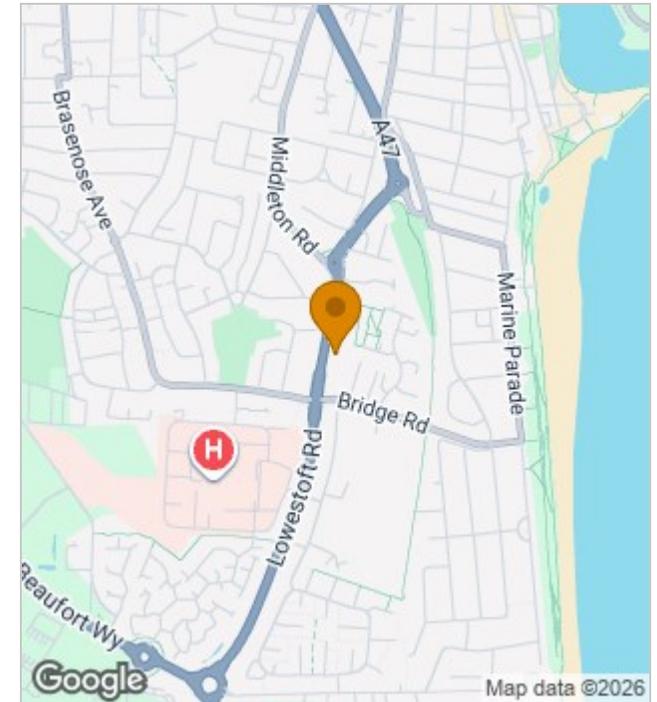
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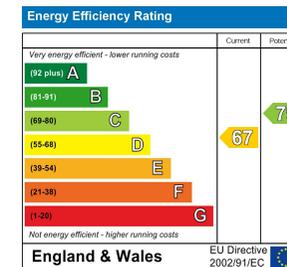
## Floor Plans



## 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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