

**Aldreds**  
Estate Agents



293 Lowestoft Road, Gorleston, Great Yarmouth, NR31 6JW

£660,000



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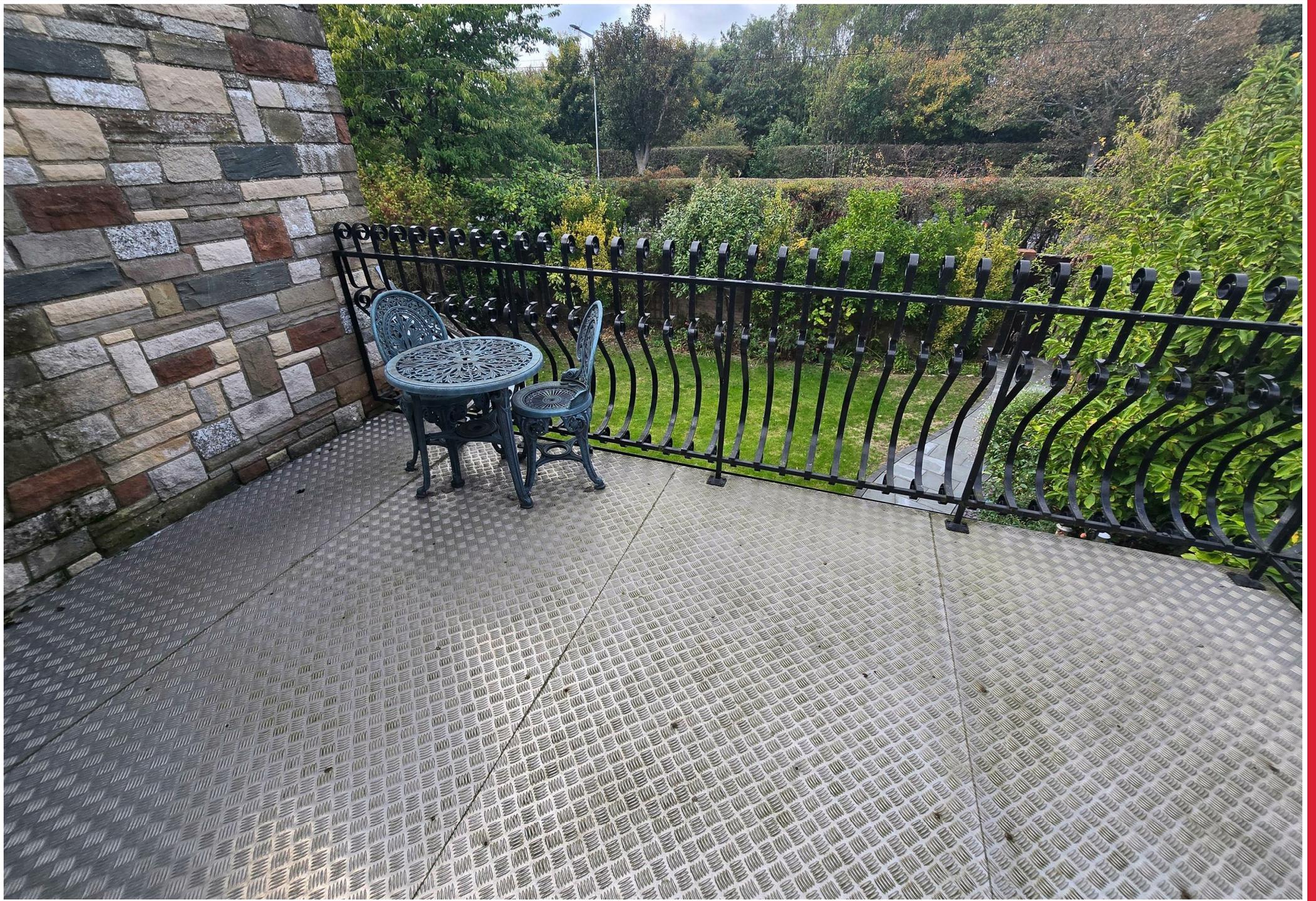
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£660,000

# 293 Lowestoft Road

Gorleston, Great Yarmouth, NR31 6JW

- Fantastic Detached House
- Stunning Kitchen/Diner
- Bathroom
- Gardens
- Gas Central Heating
- Six Bedrooms
- Large Lounge
- Shower Room
- Double Garage
- Double Glazing

This exquisite six bedroom detached property, offers a perfect blend of luxury and comfort, ideal for a growing family. No expenses spared by the current owners and benefits from free flowing accommodation throughout.

As you enter into this stunning property, you are immediately greeted by a beautiful hallway, with solid wood flooring that exudes plenty of natural light and sets the tone for the rest of the home. Adjacent you'll find an open plan kitchen/dining room, boasting high-specifications and integrated appliances, perfect for cooking and entertaining & it seamlessly flows into the dining area. French doors lead out to a beautifully landscaped garden, offering both indoor and outdoor living, further double doors open up to a spacious living area, highlighted by a stunning bay window, & feature fireplace, acting as a focal point, perfect for cozy nights in. The ground floor also includes a practical utility room, bedroom 6/study/office, cloakroom and separate shower room, ensuring added convenience. As you ascend the first floor, you are greeted by a gallery landing that provides access to a charming balcony. This level features five well-appointed bedrooms, each designed with comfort in mind, along with a family bathroom.

The property measures overall around 258m<sup>2</sup>

There is ample and additional parking along with a double garage. To fully appreciate this lovely home, please call us today on 01493 664600



## Rear Hallway

A welcoming hallway, with DG uPVC and glazed door to rear aspect, ceiling spot lights, radiator, carpeted flooring and carpeted stairs to first floor gallery landing

## Entrance Hall

Entrance/Enter from a contemporary modern graphite grey steal door, that leads into a large hallway, kitchen and then dining room, all open plan. Extremely high quality set with Scandinavian brushed and oiled solid real wood flooring with matching Oak architrave's and skirting boards that sweeps you into the kitchen and beyond to the dining room. The property has ample natural light throughout with large windows and various different sizes of designer radiators dotted conveniently around. All ground floor rooms look out onto your private gardens. Placed around the home ample modern stainless steel brushed electric points with USB functions and TV points. Units in entrance are fitted that lead on or from the kitchen with matching tops.





Kitchen/Diner 18'0" x 11'10" kitchen area 15'3" x 11'10" dining (5.5 x 3.62 kitchen area 4.65 x 3.62 dining area)

Double glazed window. High quality and contemporary bespoke built in units, finished in a high gloss cream. The main feature being the rounded centre island comprising of a Neff Flex-induction 5 zone hob complemented with a touch technology downdraft hood both electric. Undermount 2 bowl sink, with instant hot water tap, undercounter wine cooler, integrated dishwasher. Finished off with bright ultimate exotic solid granite worktop. The kitchen comprises of a full range of Neff appliances two Multifunction pyrolytic oven slide and hide with matching range microwave and plate warmer all electrical. Concealed Integrated separate full standing fridge and freezer with ice machine. With further granite worktops with matching splash backs in granite. The plinths have remote sensor timed LCD lighting. Access to garden through dinner patio sliding doors, allowing the cool sea breeze in on those long warm summer days or easy access to the patio BBQ area. These 3 large rooms have modern crystal lighting that too can be set on different mood settings and dimmed. Finally finished off with bespoke decorative large plastered fluted cornice.

Dining Room - DG uPVC French doors to front aspect, TV point, wall sockets, vertical radiator, chandelier ceiling light, solid oak flooring, smooth plastered ceiling and double doors to..

## Directions

Head south along the High Street, turn right in to Church Lane, at the roundabout turn left in to Middleton Road, at the roundabout turn right in to Lowestoft Road, at the traffic lights turn left in to Bridge Road and immediately right in to Kennedy Avenue, turn right in to Mariners Compass where the the property is on the right



### Lounge 19'4" x 15'6" (5.9 x 4.74)

A perfect central gathering hub, to relax as a family, comprising of 10ft DG Bay window to garden and side aspect, allowing views into the garden, carpeted flooring, TV point, coved ceiling, wall sockets, smooth plastered ceiling, radiator, chandelier ceiling light, The main feature is the log effect balanced flue BFM da Vinci gas fire with Auto /manual modes from remote handset giving day/night temperatures or timer mode with programmable settings. All is set in owners personal designed surround mantelpiece made from solid luxury light streaked granite,

### Bedroom 6/Study/Office 17'5" x 9'10" (5.31 x 3)

Accessed via front hall, this Large living or working space is ideal for the homemaker fitted with side glass panels and double sliding doors giving access to patio area, garden and garage. Smaller window to side, carpeted flooring, radiator and TV point. All matching the modern style of the home.

### Utility Room and WC 15'5" x 7'9" overall (4.7 x 2.38 overall)

Measurements for both Utility Room and W/C

Utility Room - Spacious utility room, with DG window aspect, a range of wall and base units and complimentary Zimbabwe black granite worksurfaces over, plumbing for washing machine and tumble dryer, inset 1.5 bowl sink and drainer with mixer tap, tiled flooring, ceiling light, wall sockets and radiator. The main alarm system is housed here with alarm keypad located at side of front door for easy access with smart key fob and panic alert functions.

Separate W.C - DG opaque window to rear aspect, built in combination solid oak unit W.C and wash hand basin with under storage cupboard and draws with granite worksurface over, radiator, tiled flooring, ceiling light, partially tiled walls. Outside is a side area for coats with shelved units for shoe storage

### Shower Room 7'9" x 7'9" (2.37 x 2.37)

Designed for ease of access with 2 x DG opaque windows, low level W/C and wash hand basin, corner shower cubicle with thermostatic rainfall shower and hand attachment, built in storage corner cabinet, vertical radiator, heated towel radiator, tiled flooring, partially tiled walls, extractor fan and ceiling spot lights

### Landing

Beautiful gallery landing with large DG window and uPVC door with access to ornate balcony, with views of the garden, feature chandelier, carpeted flooring, vertical radiator, ceiling light, wall sockets and doors to first floor bedrooms and master bathroom

### Master Bedroom 13'9" x 13'3" (4.2 x 4.06)

DG window, large bespoke fitted wardrobes and chest of draws, radiator, TV point, carpeted flooring, chandelier ceiling light and wall sockets

### Bedroom 2 16'2" x 11'11" (4.95 x 3.64)

DG window, large bespoke fitted wardrobes with LED lighting, carpeted flooring, wall sockets, radiator and ceiling light

### Bedroom 3 11'10" x 8'11" (3.62 x 2.73)

DG window, carpeted flooring, radiator, ceiling light and wall sockets

### Bedroom 4 11'10" x 8'9" (3.62 x 2.67)

DG window to front aspect, carpeted flooring, radiator, ceiling light and wall sockets

### Bedroom 5 7'10" x 7'10" (2.4 x 2.4)

DG window,, wood laminate flooring, ceiling light, radiator, wall sockets and loft access, with lighting and power which runs the whole house, Ideally this could be easily converted into a loft conversion (subject to any necessary consents) adding further living space to meet the new owners demands if required for a larger family

### Bathroom 10'11" max x 10'9" max (3.34 max x 3.3 max)

A stunning and stylish suite, with DG opaque window, Fitted solid oak vanity units with his and her matching basins countersunk into a light coloured streaked solid granite top also comprising off WC hidden system. A large walk in shower with sliding glass door, fully tiled in a modern design with chrome showerhead with handset and extractor fan. Down spotlights and chrome towel rail and radiator. Bath is matched with chrome taps and oak front panel.

### Outside

A stunning fully enclosed landscaped garden. As you enter, you are greeted by a feature pergola with climbing plants, acting as a natural canopy, at its boundary, a sturdy timber and brick post fence, offering added privacy. To the side a vibrant well-maintained lawn planted with mature trees, adjacent to the lawn, an immaculate large grey porcelain paved patio area with feature edging, that outlines the space beautifully and serves the ideal spot for outdoor gatherings and enjoying the surroundings. The east garden gives access to a double garage and there is gated access to the garden. Various motion sensor lights mounted and spotlights for those warm summer nights. Brick weave driveway, offers ample off road parking in front of the garage and there is gated access to the rear and side of the property. Additional large gated parking area suitable for caravans, cars and boats. The west garden is mostly laid to lawn and surrounded by mature hedgerows, to the side is a feature paved pathway the gives access to a lockable full wooden gate leading to a public footpath and the A47. Part views of garden can be seen from the kitchen area back hall and lounge. Outside Power points and water taps can be found placed conveniently in several areas in both gardens.

### Garage

6m x 5.33m Large double set with a electric remote roller garage door with fob key for easy closing and opening from car. Ample electric plugs can be found inside the garage.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band F

### Location

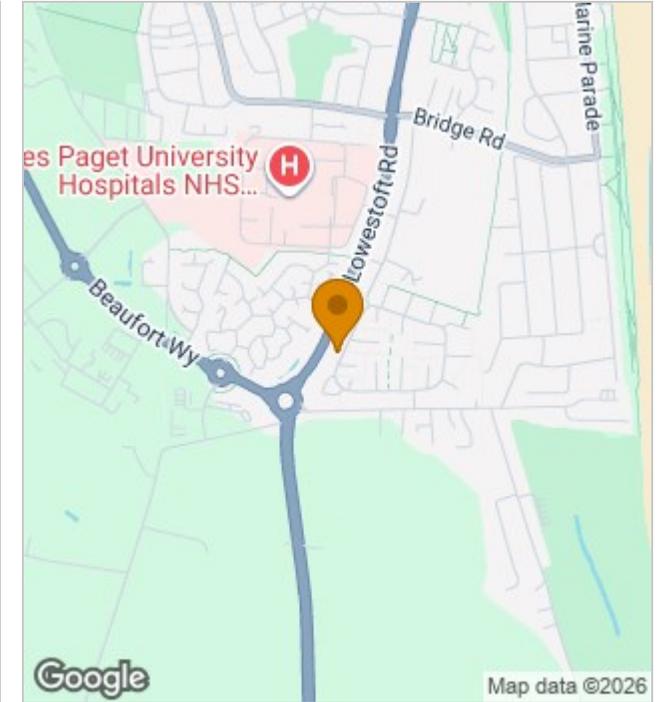
Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

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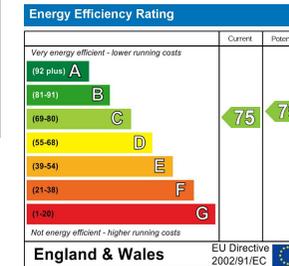
## Floor Plans



## 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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149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto: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