Aldreds
Estate Agents

64 St Annes Crescent, Gorleston NR31 7LB

Offers In The Region Of £270,000

4 2 2 C

64 St Annes Crescent

, Gorleston, NR31 7LB

Offers In The Region Of £270,000

- Extended End Terraced House
- 2 Bathrooms
- Tucked Away Location
- Kitchen
- Gas Central Heating & UPVC Double Glazing
- 4 Bedrooms
- Large Gardens
- 2 Reception Rooms
- Separate WC
- Garden Workshop

A rare find! This extended 4-bedroom end terraced house is tucked away from the road with large front and rear gardens. The property offers well presented accommodation including entrance hall, kitchen, dining room, lounge, separate WC, bathroom and an en-suite bathroom with a separate shower cubicle. In addition, the property has the benefit of gas central heating and UPVC double glazing. Garden workshop.

Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Hive thermostat control for heating. Under stairs recess. Staircase to first floor landing. UPVC double glazed window to front aspect.

Kitchen 13'3" x 11'3" (4.04m x 3.43m)

Worktops with cupboard and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Breakfast bar. Laminate floor. Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to an enclosed resin patio area and the rear garden.

Dining Room 17'11" x 10'11" (5.46m x 3.33m)

Radiator. UPVC double glazed window to front aspect. UPVC double glazed windows either side of UPVC double glazed door doors leading out to the resin patio and the rear garden.

Lounge 17'10" x 12'9" (5.44m x 3.89m)

Two radiators. Dado rail. Coving. UPVC double glazed windows to front and rear aspects.

First Floor

Landing
Built-in cupboard with a wall mounted gas fired combination boiler. Loft access hatch. UPVC double glazed window to front aspect.

Bedroom 1 12'10" x 11'6" (3.91m x 3.51m)
Radiator. Dado rail. Television point. Coving. UPVC double glazed window to front aspect.

En-suite Shower Room 12'10" x 5'10" (3.91m x 1.78m)
White suite comprising double ended bath. Wash basin with mixer tap and drawers below. WC. Tiled corner shower cubicle with mixer shower. Tiled floor. Part tiled walls. Shaver point. Radiator. Extractor. Coving. Smooth plaster ceiling with inset spotlights. UPVC double glazed window to rear.

Bedroom 2 11'10" x 11'4" (3.61m x 3.45m)
Radiator. Two UPVC double glazed windows to rear aspect.

Bedroom 3 9'10" x 8'1" (3.00m x 2.46m)
Radiator. Dado rail. Coving. UPVC double glazed window to rear aspect.

Bedroom 4 10'11" x 6'4" (3.33m x 1.93m)
Radiator. Dado rail. Coving. UPVC double glazed window to front aspect.

Bathroom 8'4" x 4'8" (2.54m x 1.42m)
White suite comprising panelled bath. Wash basin with mixer tap and cupboard below. WC. Chrome towel radiator. UPVC double glazed window to rear.

Separate WC
White WC with concealed cistern. UPVC double glazed window to front.

Outside
The front garden is laid to lawn with shrubs. There is access on both sides of the property to the rear garden which is enclosed by fencing and laid to lawn with established shrub borders and a large enclosed resin patio area. A resin pathway leads round to the side of the property where there is an insulated garden studio with lighting, power, UPVC double glazed window and a composite entrance door with double glaze panel. Adjoining the side of the property is a single glazed lean-to with lighting and power. Brick built storage shed with light and power. Outside cold water tap to the rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band B

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 an award winning sandy beach.

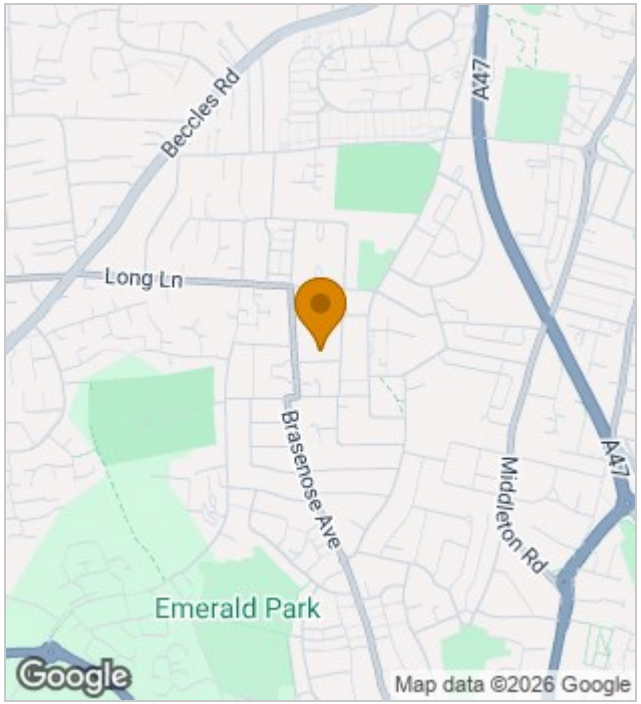
Directions
From the Gorleston office head South along the High Street. At the traffic lights turn right onto Church Lane, continue over the roundabout and at the traffic lights turn left into Magdalen Way. Continue past Trinity Avenue on the right and take the next right hand turning onto St Annes Crescent. Take the first left onto Pembroke Road and then first right onto St Annes Crescent. Around halfway along this road, there is a green area on the right hand side and number 64 is one of the properties set back on the right hand side.

what3words
///steepest.vegans.sheds

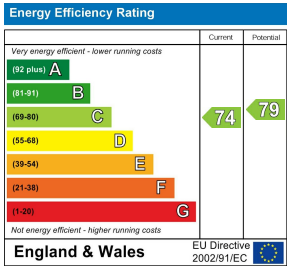
Ref: G 18605/08/26

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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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