

**Aldreds**  
Estate Agents



32 Bately Avenue, Gorleston, Great Yarmouth, NR31 6HJ

£850,000



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# 32 Bately Avenue

Gorleston, Great Yarmouth, NR31 6HJ

- Fantastic Detached House
- Close to Gorleston Beach
- Double Garage
- Balcony
- Ensuite
- Five Bedrooms
- Extensive Living Accommodation
- Corner Plot
- Gas Central Heating
- Large Utility Room

Sitting just behind Gorleston's iconic Marine Parade on a double plot, a very short stroll to Gorleston's award winning beach, Aldreds are delighted to offer this spacious, imposing and extended five bedroom detached house. Ground floor accommodation includes an entrance porch with coat cupboard, large entrance hall, spacious formal lounge with garden room leading off, sitting room, study, a large open plan kitchen/breakfast/day room with lantern, large utility room and ground floor shower room. Part of the ground floor accommodation could be reconfigured to be used as an annexe due to any required consents. The first floor offers a spacious landing with doors on to balcony, master bedroom with dressing area and ensuite shower room, four further bedrooms and a family bathroom. Some of the first floor bedrooms and the balcony offers glimpses of the sea. Gas central heating and double glazing. The property sits on the corner of Arnott Avenue offering gardens to front, side and rear with the side garden facing south and rear garden west. There are three separate patios, lawned gardens and a array of outbuildings. A driveway for multiple cars leading to double garage. The position of this property in popular South Gorleston, a convenient distance from Norwich, Lowestoft and Great Yarmouth makes it an excellent opportunity for families looking for a large home by the sea or retirees wanting to take advantage of all that this area has to offer. Schools are nearby and Gorleston golf club is situated a few roads to the south. James Paget Hospital is situated approx. a mile to the west.

£850,000



## Entrance Porch

Entrance door to front, dado rail, walk in coat cupboard, oak flooring

## Entrance Hall

Stairs to landing, dado rail, radiator,

## Lounge 26'1" x 20'0" max (7.96 x 6.1 max)

Fireplace incorporating cast iron real flame effect gas fire, raised stone hearth under, adjoining stone plinths with solid marble mantle over, oak flooring, double glazed window to side aspect, two radiators, double glazed sliding doors to

## Garden Room 16'8" x 9'5" (5.1 x 2.89)

Roof lantern with automatic opening windows, cast iron wood burner, double glazed windows to rear and side aspects, double glazed French doors to garden

## Study 9'5" x 6'1" (2.88 x 1.86)

Double glazed window to side aspect, radiator, oak flooring





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### Sitting Room 15'9" x 10'11" (4.82 x 3.33)

THIS ROOM ALONG WITH THE SHOWER ROOM AND UTILITY ROOM COULD FORM AS SELF CONTAINED ANNEXE. Bow double glazed window to front aspect, feature fireplace, radiator, oak flooring

### Shower Room 8'11" x 5'5" (2.72 x 1.66)

Shower in walk in tiled cubicle, hand basin in vanity unit with mixer tap over, low level WC, part tiled walls, inset ceiling lights

### Utility Room 21'1" x 10'3" plus recess (6.44 x 3.14 plus recess)

Range of base & wall units with quartz worktops, tiled floor, inset ceiling lights, two double glazed windows to rear aspect, plumbing for washing machine, space for tumble dryer, wine fridge, sink with drainer and mixer tap, radiator

### Rear Hallway

Tiled floor, door to rear, walk in airing cupboard/boiler room/boot cupboard with wall mounted gas boiler

### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and past the Albion Public House, turn left into Park Road, turn right into Victoria Road, at the crossroads bear right past the shop into Bately Avenue where the property can be found on the right hand side.



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### Kitchen/Breakfast Room 16'9" x 14'11" (5.13 x 4.57)

Opens through to formal dining room, base & wall units with quartz, island unit with breakfast bar, double glazed window to front aspect, inset ceiling lights, two radiators, induction hob, sink with drainer and mixer tap, two electric ovens, integrated microwave, integrated dishwasher, integrated fridge/freezer

### Dining Room 17'2" x 15'11" (5.25 x 4.86)

Sealed unit double glazed roof lantern, double glazed window to front aspect, double glazed bi folders doors leading to garden, radiator, inset ceiling lights

### Landing

Walk in airing cupboard, double glazed French doors to balcony

### Master Bedroom 13'9" x 13'1" plus dressing area 10'2" x 8'5" (4.2 x 4 plus dressing area 3.1 x 2.57)

Split level, double glazed window to side aspect, double glazed window to rear aspect, radiator, door to

### Ensuite Shower Room 14'11" x 6'2" (4.55 x 1.9)

His & hers hand basin with mixer taps, shower in tiled cubicle, low level WC, two opaque double glazed windows to side aspect, radiator

### Bedroom 2 15'10" x 10'11" (4.83 x 3.33)

Built in wardrobes, double glazed window to front aspect, radiator

### Bedroom 3 13'3" x 10'4" plus recess (4.04 x 3.16 plus recess)

Double glazed window to rear aspect, radiator

### Bedroom 4 12'11" x 10'2" (3.94 x 3.1)

Storage cupboard, double glazed window to front aspect, radiator

### Bedroom 5 9'10" x 7'5" (3 x 2.27)

Storage cupboard, double glazed window to front aspect, radiator

### Bathroom 15'3" x 6'4" (4.67 x 1.94)

Panel bath, shower in cubicle, low level WC, hand basin in vanity unit with mixer tap, two opaque double glazed windows to side aspect, inset ceiling lights

### Outside

To the front of the property there is a large driveway offering ample parking which extends down the side of the property to the double garage at the rear (5.18m x 5.08m) the garage has an electric up & over door and benefits from power & light. The front garden is partly enclosed to the east and south by bushes and is shingled with shrubs and plants. There are lawned gardens to the south and rear with brick weave patios or the rear hallway and garden room and a porcelain patio off the dining room, the garden is enclosed to the south by a wall and bushes, brick shed with power & light (2.41m x 1.62m), brick wood store, outside WC, greenhouse, timber shed, vegetable patch

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band F

### Location

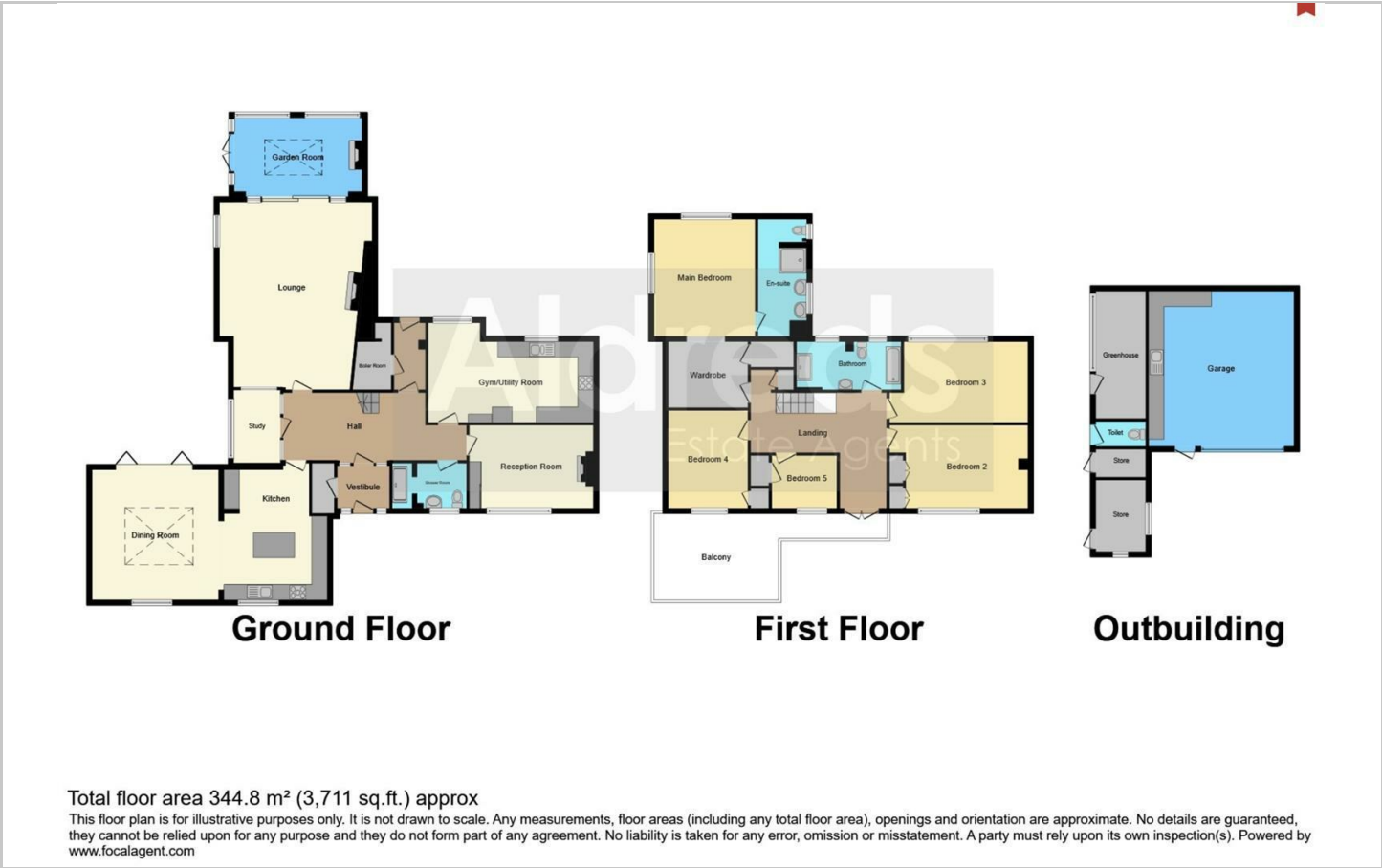
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Ref G18409/10/25

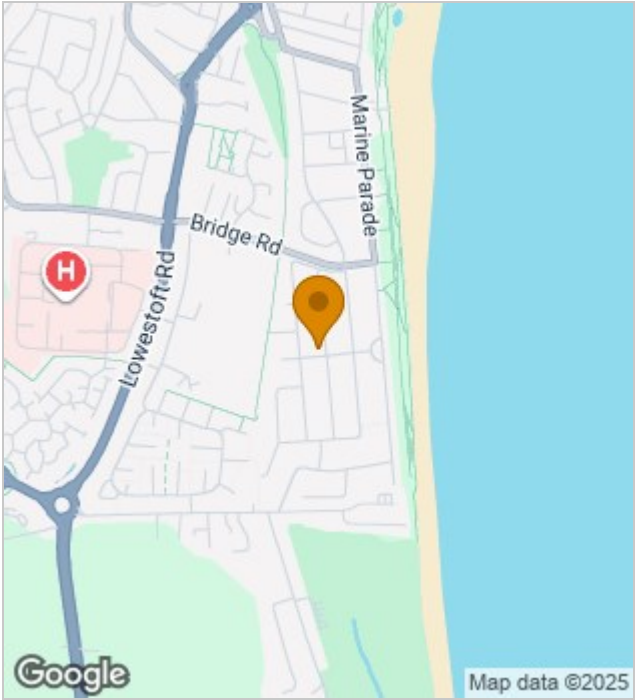
### Agents Note

Property was rewired in 2019, with current warranties in place for aluminium windows, doors, cavity wall insulation and gas boiler

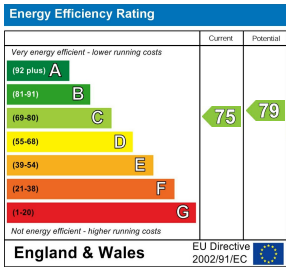
Floor Plans



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.

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