

**Aldreds**  
Estate Agents



9 St Edmund Close

Gorleston-on-Sea, Great Yarmouth, NR31 7NE

£200,000





## 9 St Edmund Close

Gorleston-on-Sea, Great Yarmouth, NR31 7NE

An extended mid terraced 3 bedroom home with a study and a ground floor shower room. The property is pleasantly situated in a cul-de-sac with off road parking.

### Entrance Area

UPVC entrance door with double glazed panels. Mat flooring. Stairs to landing. UPVC double glazed window to front aspect

### Kitchen/Dining/Family Room

17'10" x 12'6" max, 6'1" min plus 9'0" x 8'1" (5.44m x 3.81m max, 1.85m min plus 2.74m x 2.46m)

Worktops with cupboards and drawers below and a stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in electric oven (not working). Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine and space for refrigerator. Understairs storage cupboard. Two radiators. Dado rail. Aluminium frame double glazed sliding patio door to a paved patio and the rear garden.

### Lounge

17'7" x 12'9" max, 10'4" (5.36m x 3.89m max, 3.15m)

Radiator. UPVC double glazed window to front aspect. Opening through to study.

### Study

9'1" x 8'1" (2.77m x 2.46m)

Radiator. UPVC double glazed window to rear aspect.

### Shower Room

8'1" x 2'4" (2.46m x 0.71m)

Tiled shower cubicle with an electric shower unit. WC. Part tiled walls. Extractor fan. UPVC double glazed window to rear.

### First Floor

#### Landing

Small loft inspection hatch.

#### Bedroom 1

11'0" to wardrobe front x 9'1" (3.35m to wardrobe front x 2.77m)

Radiator. Built-in wardrobe along one wall with two floor sliding mirror doors. Built-in shelved over stairs storage cupboard. UPVC double glazed window to front aspect.







### Bedroom 2 10'3" x 8'2" (3.12m x 2.49m)

Radiator. UPVC double glazed window to rear aspect.

### Bedroom 3 12'6" x 6'5" (3.81m x 1.96m)

Radiator. UPVC double glazed window to front aspect.

### Bathroom 8'11" x 4'10" (2.72m x 1.47m)

White suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin. WC. Part tongue and groove boarding to walls. Large chrome towel radiator. UPVC double glazed window to rear aspect. Built-in cupboard with a wall mounted gas fired combination boiler.

### Outside

A driveway provides parking for one vehicle and there is scope to create further space. The rear garden is enclosed with a paved patio spanning the width of the property. Timber built shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band A

### 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.

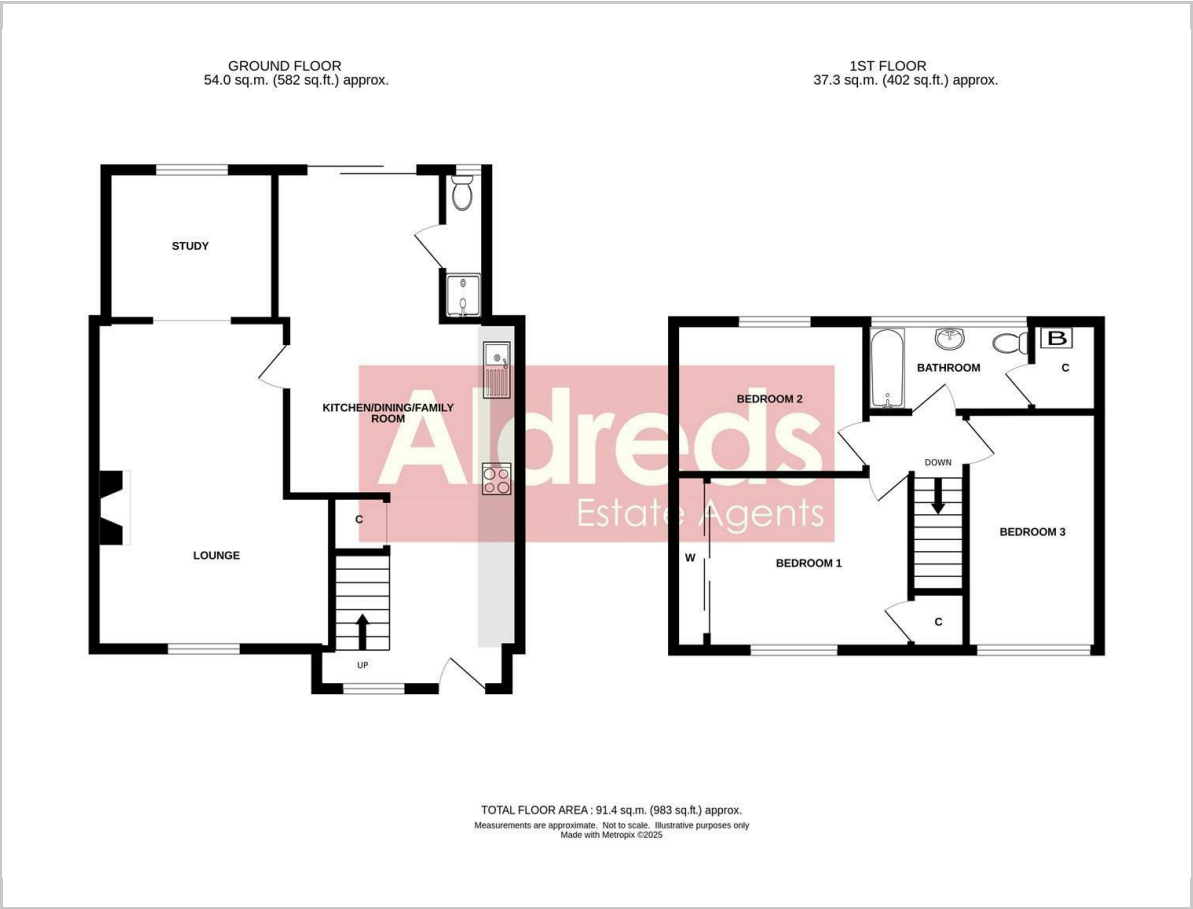
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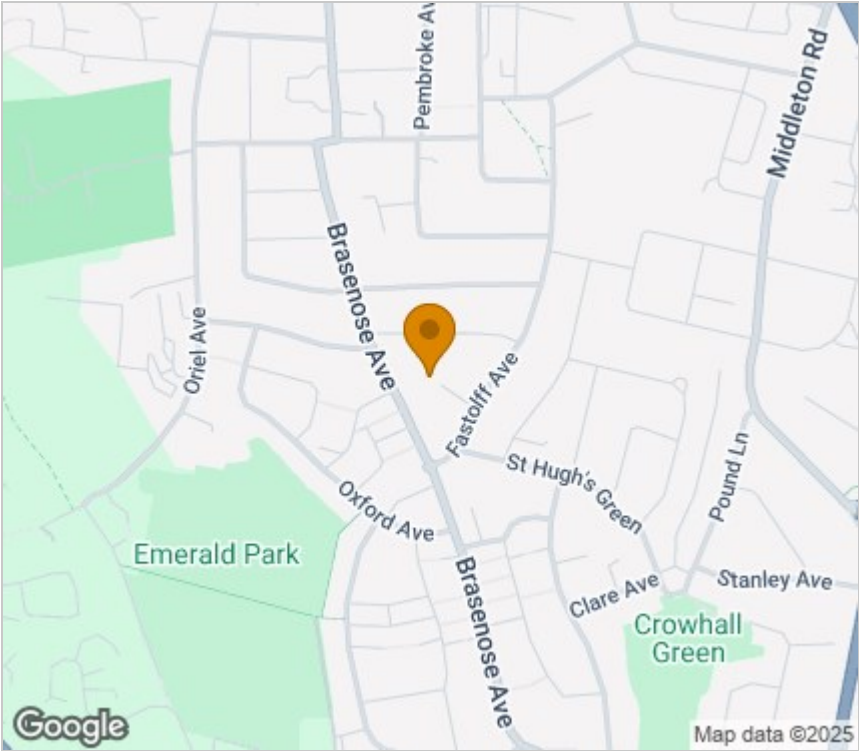
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Floor Plan



Area Map



Energy Efficiency 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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