

Aldreds
Estate Agents

60 Marine Parade, Gorleston NR31 6EZ

£1,195,000

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60 Marine Parade

Gorleston NR31 6EZ

- Brand New Residence
- Balconies to Front & Rear
- Two Ensuites
- Utility Room
- Gardens
- Sea Views
- Five Bedrooms
- Exquisite Kitchen/Diner/Day Room
- Double Garage
- Air Source Heat Pump



A superb and exceptional five bedroom detached home, newly crafted to the highest standard and ideally positioned within a highly sought after coastal location. Brand new and boasting breath taking sea views, this residence offers an outstanding blend of luxury, contemporary style and modern comfort.

Immaculately presented throughout, the property showcases a very generous open-plan kitchen/diner/day room on the ground floor opening on to the garden, the ground floor also has an entrance porch, entrance hall, cloakroom and utility room

The first floor offers a large formal lounge with patio doors on to sea facing balcony, two bedrooms (one with ensuite) and a spacious family bathroom.

The master bedroom sits on the second floor with fitted wardrobes, an ensuite and another sea facing balcony. The second floor also boasts two more bedrooms both with a balcony over looking the garden and a shower room.

The home features a full air-source heating system, with underfloor heating provided on the ground floor and central heating via radiators on first and second floor

Externally, the property continues to impress with ample off-road parking and a generous double garage. The rear garden faces approx. west with a large porcelain paved patio ideal for entertaining leading on to a lawned garden. The side garden is also paved with lawn

This outstanding property must be viewed to be fully appreciated—an extraordinary opportunity to acquire a luxurious, modern coastal home in one of the area's most desirable settings.





Entrance Porch
Glazed door to front, double glazed window

Entrance Hall
Stairs to landing, under stair cupboard

Cloakroom
Low level WC, hand basin

Kitchen/Diner/Day Room 27'4" max 21'2" min x 25'0" max 13'6" min (8.34 max 6.46 min x 7.64 max 4.12 min)
Two sets of bi folding doors on to garden, base & wall units with quartz worktops, island unit with breakfast bar, sink with drainer, inset ceiling lights, three electric ovens, induction hob with extractor hood, integrated fridge, integrated freezer, integrated dishwasher

Utility Room 12'6" x 6'3" (3.82 x 1.92)
Base units with worktops, sink with mixer tap, door to side, door to garage, storage cupboard, integrated washer/dryer

First Floor Landing
Stairs to second floor landing



Lounge 25'0" max x 17'1" max (7.64 max x 5.21 max)
Double glazed patio door opening on to balcony, two radiators

Family Bathroom 15'5" x 9'3" (4.71 x 2.84)
Panel bath, shower in cubicle, hand basin in vanity unit, low level WC, two storage cupboards, inset ceiling lights, double glazed window, heated towel rail

Bedroom 2 20'5" max 16'3" min x 15'5" (6.24 max 4.97 min x 4.71)
Double glazed window, radiator, door to

Ensuite Shower Room
Shower in cubicle, hand basin, low level WC, tiled walls, heated towel rail

Bedroom 4 14'5" x 9'0" (4.41 x 2.75)
Double glazed window, radiator

Second Floor Landing
Bay double glazed window

Master Bedroom 25'0" max 8'10" min x 20'2" max (7.64 max 2.7 min x 6.17 max)
Bi folding doors to balcony, fitted wardrobes, radiator, door to

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, follow the road round to the left into Park Road, at the 'T' junction turn right into Marine Parade where the property can be found on the right hand side.



Ensuite Shower Room
Low level WC, hand basin, shower in cubicle, opaque double glazed window, heated towel rail

Bedroom 3 15'10" max 12'3" min x 9'11" (4.85 max 3.75 min x 3.03)
Double glazed patio doors on to balcony, radiator

Bedroom 5 12'3" x 9'10" (3.74 x 3.01)
Double glazed patio doors on to balcony, radiator

Shower Room
Shower in cubicle, hand basin, low level WC, tiled walls, double glazed window, heated towel rail

Outside
To the front there is a driveway and ample parking area leading to double garage with electric up & over door, power & light. To the rear there is an approx. west facing garden with large porcelain paved area ideal for entertaining leading on to lawned garden. The paving and lawn continue to the side

Tenure
Freehold

Services
Mains water, electricity, drainage

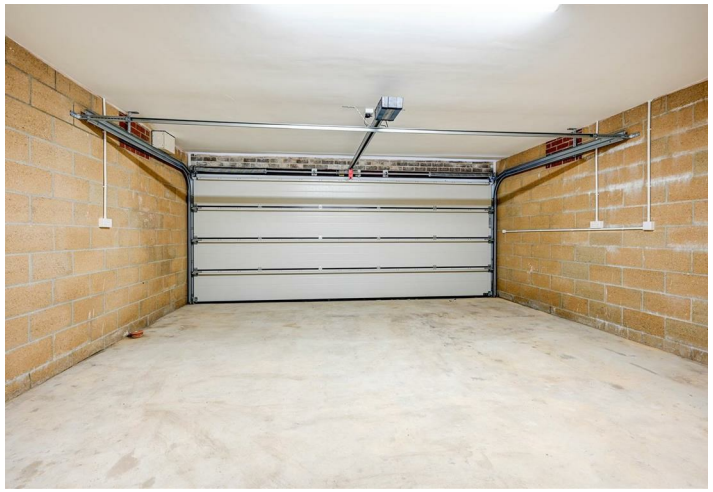
Council Tax
TBC

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.

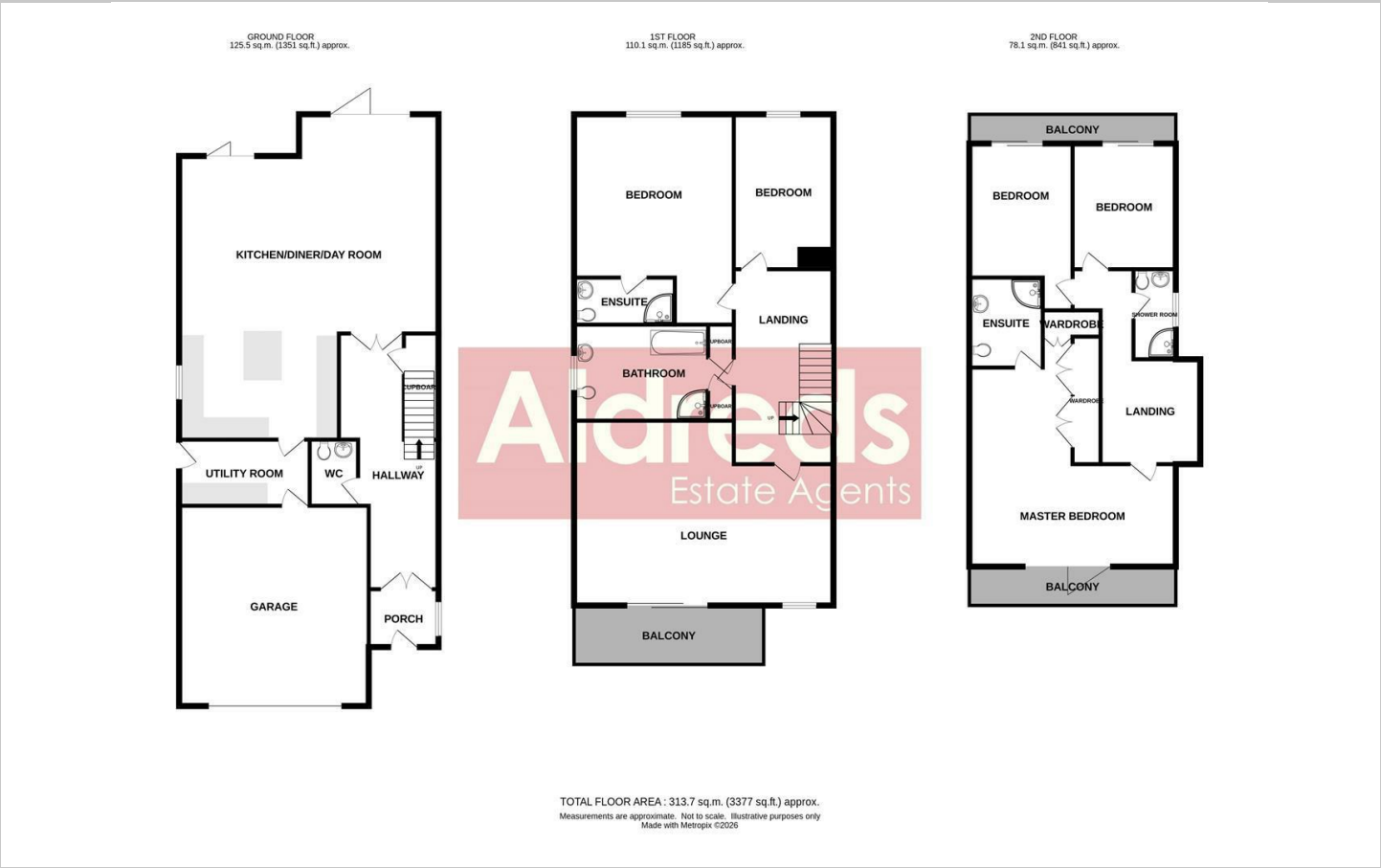
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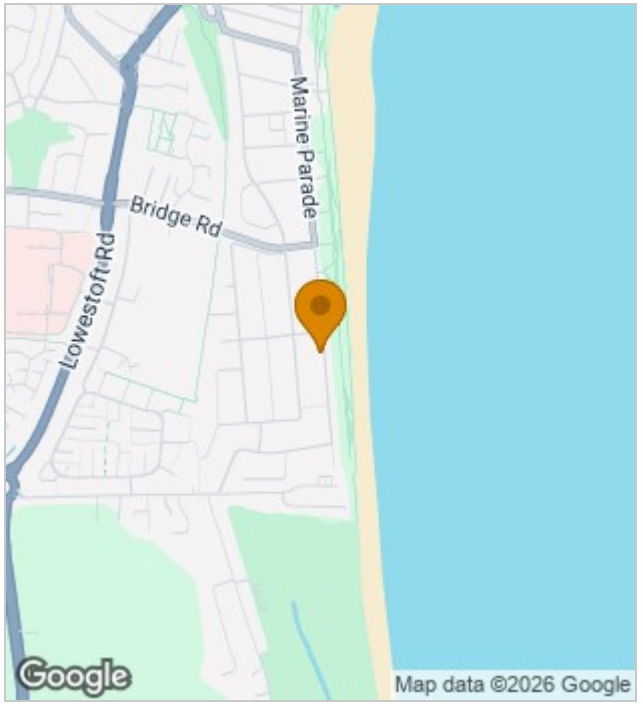




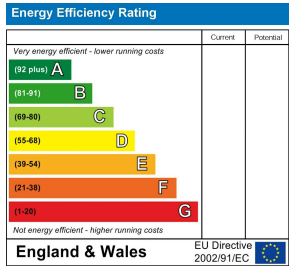
Floor Plans



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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