



Aldreds
Estate Agents

2 Elmgrove Road
Gorleston, NR31 7PP

£400,000



2 Elmgrove Road

Gorleston, NR31 7PP

This stunning four-bedroom semi-detached home has been beautifully renovated throughout in 2023/2024, perfectly blending character features with a stylish modern finish. Situated in a quiet and sought-after area of Gorleston, the property offers spacious and versatile accommodation ideal for family living, including a welcoming lounge complete with a multi fuel burner.

Outside, the home continues to impress with a landscaped rear garden, off-road parking to the rear, and a garage fitted with an EV charging port. Offering both charm and practicality in equal measure, this exceptional property is ready to move straight into and enjoy.

Entrance Hall

Original tiled floor, front door, access to dining room and double access to lounge, radiator under stairs cupboard.

Lounge

11'10" x 28'7" (3.63m x 8.73m)

Exposed wooden floor, double glazed bay window to front, double glazed French doors to rear, two fireplaces, one original, the other with fitted multi fuel burner, three radiators, small cupboard housing electric meter.

Dining Room

9'11" x 13'0" (3.03m x 3.97m)

Exposed wooden floor, original fireplace, built in pantry, double glazed window to side, radiator.

Kitchen

9'11" x 16'9" (3.03m x 5.11m)

Tile floor, double glazed windows to side and rear, half door access to rear porch, solid wood counter tops with over and under counter storage, free standing 7 ring range cooker, space for free standing American style fridge freezer and washing machine, integrated dishwasher and Belfast sink, tall radiator, access to downstairs WC.

Downstairs WC

Continuation of tiled floor, inset WC, radiator, corner basin with vanity unit, double glazed windows to rear and side.

Rear Porch

Double glazed windows to front, side and rear, double glazed door to side.

First Floor Landing

Split into two separate hallways, carpet floor, double glazed skylight window looking up into loft space with velux window, access to bedrooms 1 and 2, second hallway leading to bedrooms 3 and 4 and bathroom. Fitted storage in second hallway.





Bedroom 1

12'11" x 14'9" (3.96m x 4.5m)

Exposed wooden floor, double glazed bay window and single window to front, radiator.

Bedroom 2

11'11" x 9'11" (3.64m x 3.04m)

Carpet floor, double glazed window to rear, radiator.

Bedroom 3

11'3" x 9'8" (3.45m x 2.95m)

Carpet floor, double glazed window to side, radiator.

Bedroom 4

11'0" x 6'0" (3.36m x 1.85m)

Laminate floor, double glazed window to side, radiator.

Bathroom

Vinyl floor, double glazed window to side, WC, basin with storage unit, bathtub with wall mounted shower and glass screen, heated towel rail.

Garage

Concrete floor, electric connection, partitioned into workshop area, up and over door.

Outside Front

Brick weave, brick wall boundaries, wrought iron access gates, various shrubs.

Outside Rear

Landscaped garden with brick weave patio seating area, secondary brick weave path to the back of the garden, grass lawn, gravel plant beds with additional seating area, access to garage, rear timber access gate, side access gate for bin storage leading to front of property. Rear parking space in front of garage with EV charging port.

Tenure

Freehold

Services

Mains gas, water, electric, drainage

Council Tax

Great Yarmouth Borough Council - Band C



Floor Plan



Viewing

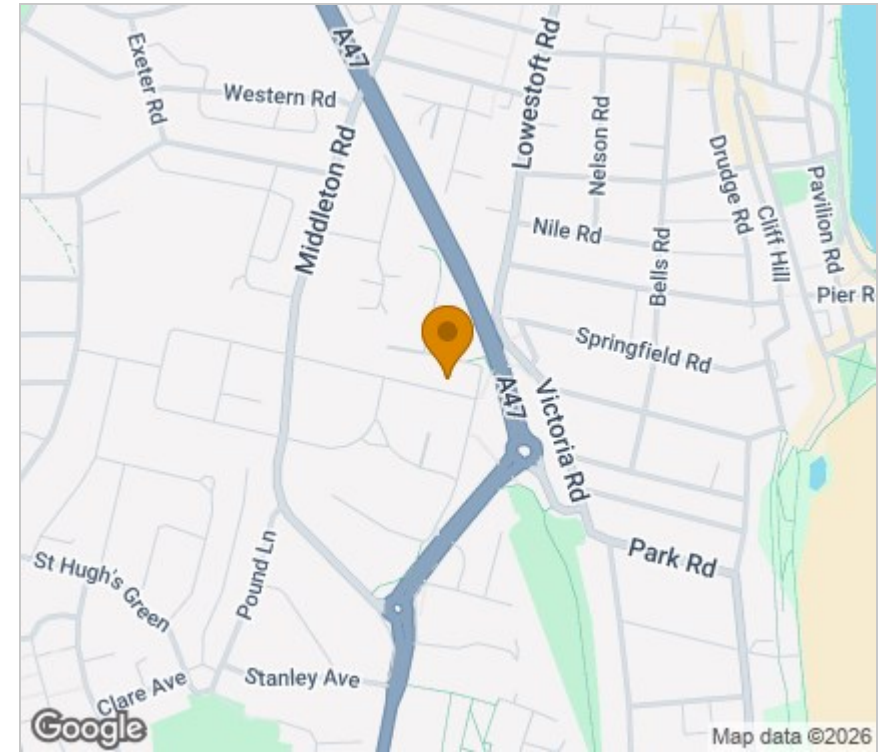
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

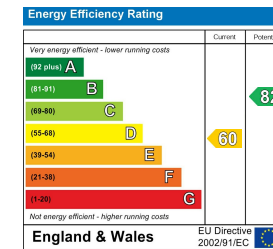
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

Area Map



Energy Efficiency Graph



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