

**Aldreds**  
Estate Agents



40 Lawyer Corys, Gorleston, NR31 6TR

£275,000



3



1



1



D



£275,000

# 40 Lawyer Corys

Gorleston, NR31 6TR

- Extended Detached House
- Ground Floor Cloakroom
- Kitchen
- Gas Central Heating & UPVC Double Glazing
- Enclosed Rear Garden
- 3 Bedrooms
- Lounge/Diner
- Bathroom
- Driveway & Garage
- Close to Beach

A well-presented and extended freehold three-bedroom detached home, ideally located for easy access to the award-winning Gorleston beach and James Paget Hospital. The front extension provides an entrance lobby, ground floor cloakroom and a longer lounge/diner. The property benefits from gas central heating, UPVC double glazing, a driveway and garage to the rear with potential to create an additional parking space. Enclosed rear garden, ideal for families and outdoor entertaining. Chain free with vacant possession on completion.



## Entrance Lobby 5'5" x 4'10" (1.65m x 1.47m)

Composite entrance door with double glazed panel and spy hole. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

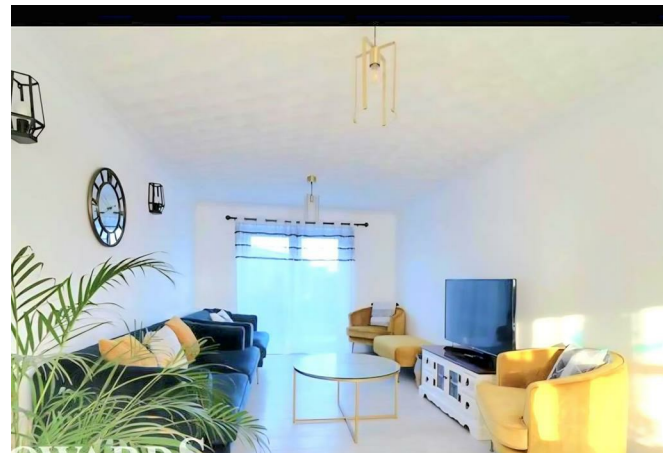
## Entrance Hall 9'7" x 6'4" (2.92m x 1.93m)

WC. Wash basin with cupboard below. Part tiled walls. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

## Cloakroom 4'10" x 4'2" (1.47m x 1.27m)

WC. Wash basin with cupboard below. Part tiled walls. Laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

## Lounge/Diner 20'6" x 10'5" plus 9'6" x 4'9" (6.25m x 3.18m plus 2.90m x 1.45m)





### Kitchen 13'7" x 9'7" (4.14m x 2.92m)

Fitted with a range of worktops with cupboards and drawers below. Stainless steel sink with mixer tap. Tiled splashbacks and matching wall units. Integrated appliances include a fan-assisted oven and grill, four burner gas hob with extractor, dishwasher and washer dryer. Built-in storage cupboards. Radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect. Single glazed window and part glazed door to the side entrance porch.

### Side Entrance Porch 13'5" x 2'9" (4.09m x 0.84m)

Tiled floor. Double power point. Polycarbonate roof. Single glazed windows to front and side. UPVC double glazed door to the rear garden.

### First Floor

#### Landing

Smooth plaster ceiling. Loft access hatch. UPVC double glazed window to side.



### Bedroom 1 11'7" x 9'8" (3.53m x 2.95m)

Radiator. Cable television point. Fitted wardrobes with matching overhead cupboards and open corner display shelves. Coved and textured ceiling. UPVC double glazed window to front aspect.

### Bedroom 2 11'7" x 8'6" (3.53m x 2.59m)

Radiator. Built-in double wardrobe with two large sliding mirror doors. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

### Bedroom 3 8'5" x 7'5" (2.57m x 2.26m)

Radiator. Over stairs recess with a wall mounted gas fired combination boiler. Smooth plaster ceiling. UPVC double glazed window to front aspect.

### Bathroom 8'5" x 5'5" (2.57m x 1.65m)

Fully tiled walls and a white suite comprising panelled bath with a Mira advance ATL thermostatic shower above. Pedestal wash basin. WC. Chrome towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed windows to side and rear.

### Outside

The front garden has been shingled for low maintenance with shrubs. The rear garden is enclosed by fencing and laid partly to lawn with patio areas. A pathway leads to a gate to the driveway which provides one off-road parking space in front of a semi-detached single garage with electric roller shutter door. There is potential to create a wider driveway providing more parking space.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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.

### Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane. At the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road. Proceed over the next 2 sets of traffic lights and take the first exit off the roundabout onto Links Road. Take the first turning on the left onto Mariners Compass. At the T junction, the pedestrian pathway to South Garden will be seen immediately in front.

### what3words

///lost.arrow.resolves

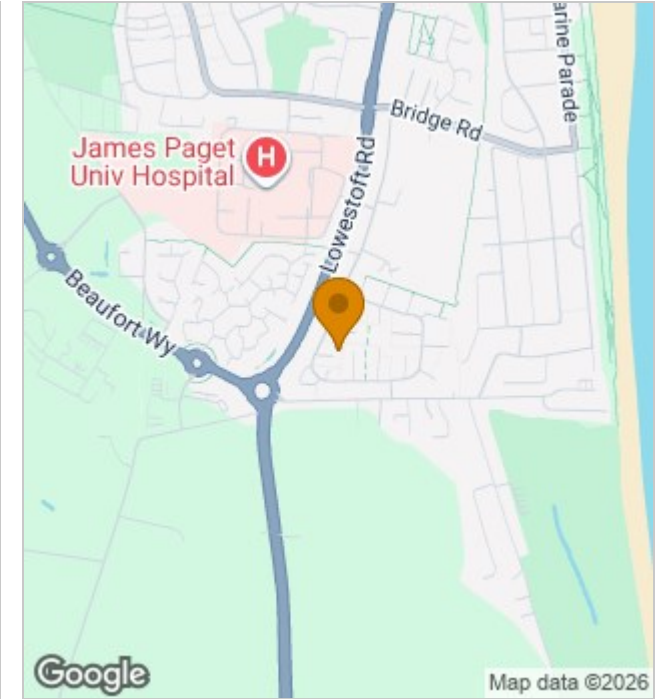
Ref: G18501/04/26



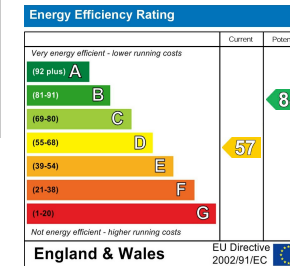
## Floor Plans



## 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](mailto: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