

Aldreds
Estate Agents



21 Sunflower Close

Gorleston, Great Yarmouth, NR31 8BJ

£280,000



21 Sunflower Close

Gorleston, Great Yarmouth, NR31 8BJ

A very well presented 3 bedroom semi-detached house, pleasantly situated in a cul-de-sac with a part walled south facing rear garden, driveway for 2 vehicles and a garage. The property benefits from gas central heating with under floor heating to the ground floor, a burglar alarm system and UPVC double glazed windows.

Entrance Hall

Composite entrance door with two double glazed panels and spy hole. Built-in cloaks/storage cupboard. Electronic thermostat control for underfloor heating. Staircase with turned wood balustrade to first floor landing.

Cloakroom

5'5" x 3'4" (1.65m x 1.02m)

White WC. Pedestal hand wash basin with tiled splashback. Extractor.

Lounge/Diner

16'11" x 12'8" max, 8'2" min (5.16m x 3.86m max, 2.49m min)

Electronic thermostat control for underfloor heating. Built-in under stairs storage cupboard. UPVC double glazed doors to a paved patio and the rear garden.

Kitchen/Breakfast Room

13'0" x 9'1" (3.96m x 2.77m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below. Matching tall unit with a built-in fan assisted double oven and grill. Four ring electric hob with a concealed extractor above. Integrated slimline dishwasher. Concealed space for washing machine. Integrated fridge and freezer. Electronic thermostat control for underfloor heating. Inset ceiling spotlights. Composite door with double glazed panel to the paved side garden.

First Floor

Landing

Radiator. Built-in airing cupboard with slatted shelf and hot water cylinder.

Bedroom 1

12'0" x 9'7" (3.66m x 2.92m)

Radiator.

En-suite Shower Room

5'2" x 4'3" plus shower (1.57m x 1.30m plus shower)

Recessed tiled shower cubicle with a thermostatic mixer shower and screen door. White pedestal wash basin with tiled splashback. Shaver point. WC. Towel radiator. Extractor. Inset ceiling spotlights.





Bedroom 2

9'7" x 8'3" plus recess (2.92m x 2.51m plus recess)

Radiator. Television point.

Bedroom 3/Dressing Room

8'4" x 4'11" to wardrobe front (2.54m x 1.50m to wardrobe front)

Radiator. Two fitted double wardrobes and a shelved storage cupboard. Inset ceiling spotlights. Loft access hatch.

Bathroom

6'10" x 5'7" (2.08m x 1.70m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. Shaver point. WC. Towel radiator. Extractor. Inset ceiling spotlights.

Outside

The rear garden is south facing and enclosed by a high brick wall and fencing, with a paved patio to the immediate rear of the property. There is an additional paved area to the side of the property. A pathway leads to a gate to the rear boundary to the driveway which provides parking for two vehicles in front of a single garage with up-and-over door, light and power. Outside cold water tap to the front of the house.

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.

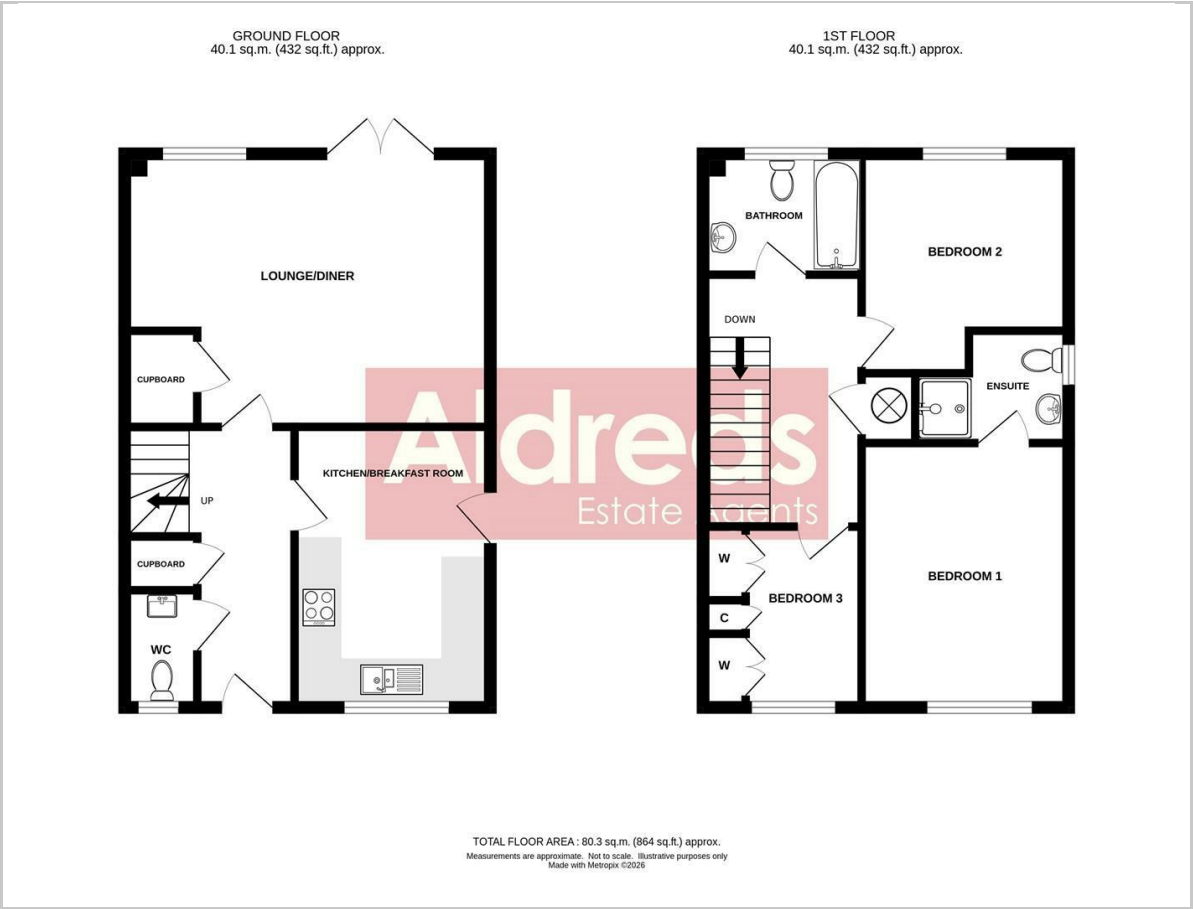
what3words

///shark.privately.wide

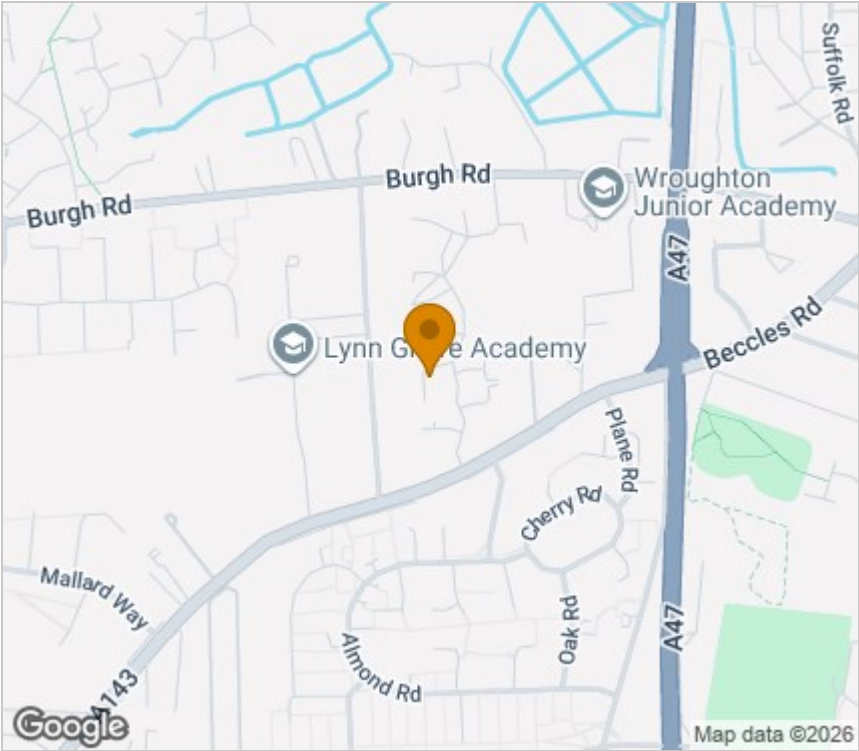
Ref: G18429/01/26



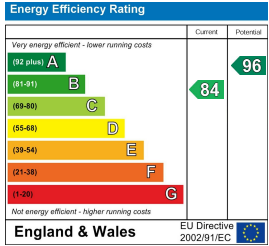
Floor Plan



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.

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 <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