



21 Sunflower Close

Gorleston, Great Yarmouth, NR31 8BJ

£280,000



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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.

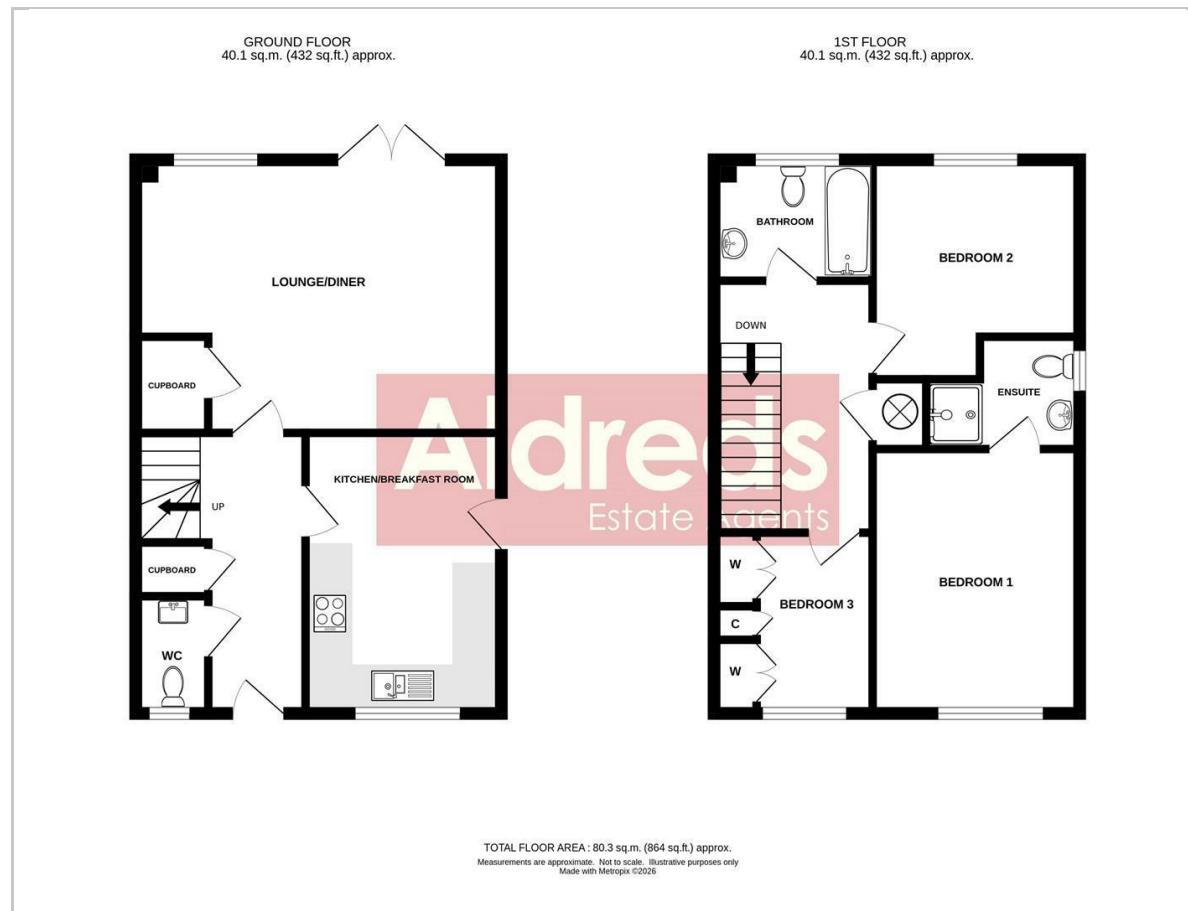
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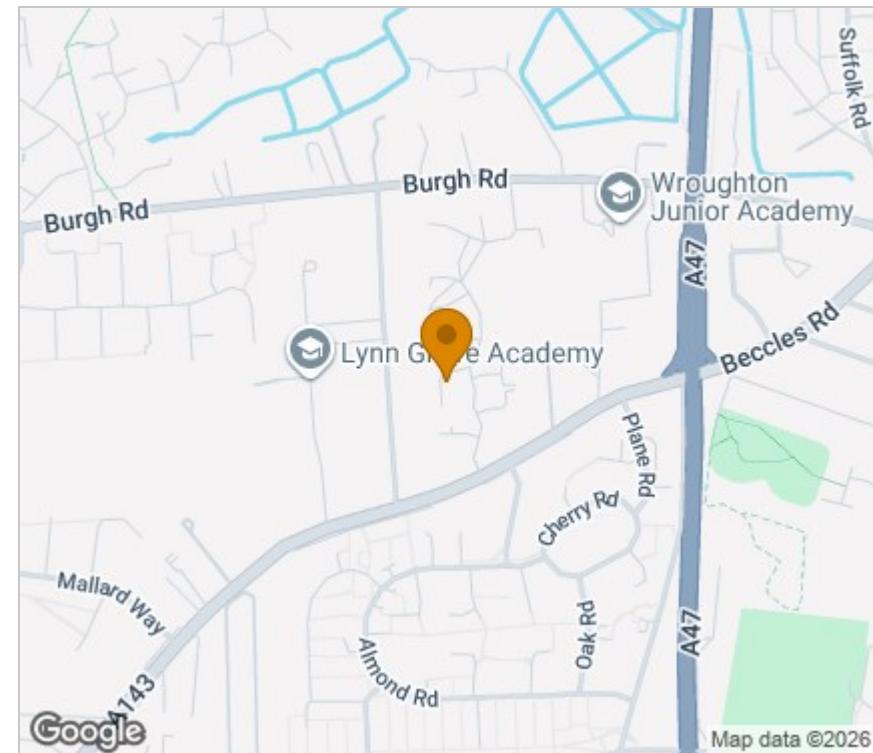
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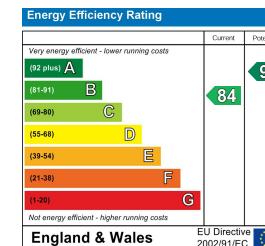
Floor Plan



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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