

Aldreds
Estate Agents



30A Hall Plain, Great Yarmouth NR30 2QD

£225,000



30A Hall Plain, Great Yarmouth

Aldreds are pleased to offer this delightful, comprehensively renovated, converted three storey Period town house in a tucked away location off of one of the historic rows in the town centre. The property has been lovingly restored and cleverly developed to maximise space and create a superb living area blending the old with the new. The accommodation comprises of an entrance hall serving the open plan kitchen/living room on the ground floor. A first floor landing leads to two bedrooms and a family bathroom. On the top floor of the property is a large main bedroom with en-suite bathroom. The property also benefits from new gas central heating, mainly sash windows, LED lighting and has been designed to be very energy efficient. Outside there is a fantastic private sun trap courtyard garden. The property is available for immediate occupation and an early viewing is strongly recommended.

Entrance Hall

Wood panelled stained entrance door, stairs to first floor with new fitted carpet, radiator, wall mounted RCD fuse box, door to:

Open Plan Kitchen/Living Room

18'6" x 12'0" maximum (5.66 x 3.67 maximum)

Plus deep under stairs storage cupboard with lighting and alcove storage shelving. A fantastic main living space with a new gloss fitted kitchen with wall and matching base units with white square edged work surfaces over and inset stainless steel sink unit with mixer tap, space and plumbing for a washing machine, recess for fridge/freezer, built in electric oven, four ring ceramic hob with extractor hood over, metro tiling to walls, wood effect LVT flooring with divide to living area which has a fitted carpet, two glazed windows and part glazed wood panel door to rear, radiator, tv point, additional shelved storage cupboard.

First Floor Landing

Fitted carpet, radiator, carpeted stairs to first floor, doors leading off to:

Bedroom 2

8'10" x 7'7" (2.70 x 2.32)

Plus built in double width storage cupboard and additional shallow storage cupboard, fitted carpet, radiator, tv point, window to rear.

Bedroom 3

10'5" maximum x 6'8" (3.2 maximum x 2.05)

Including the recess and concealed chimney breast, radiator, double aspect windows, tv point, fitted carpet.

Family Bathroom

7'7" x 5'0" (2.32 x 1.53)

New white suite comprising panel bath with shower mixer tap, tiled wall surround, curtain and rail, pedestal wash basin, low level wc, vinyl flooring, extractor fan, chrome towel rail/radiator.





Second Floor Landing

Fitted carpet, Velux double glazed sky light, door to:

Bedroom 1

19'7" x 10'2" (5.98 x 3.11)

Including concealed chimney breast, shelved storage cupboard and additional alcove shelving, two radiators, three modern wall uplighters, fitted carpet, tv point, triple aspect windows, door to:

En-Suite Bathroom

New white suite comprising panel bath with shower mixer tap, curtain and rail, vinyl flooring, chrome towel rail/radiator, extractor fan, pedestal wash basin, low level wc, access to the loft space.

Outside

The property is accessed via the historic Haynes The Peruke Makers Row 72 opposite the town hall with a service passage leading to the entrance and a gate in to the rear courtyard which is of a good size and low maintenance with gravel and paved patio areas. The courtyard is fully enclosed by brick walling and new timber high fencing. There is also ornate street lamp style lighting.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

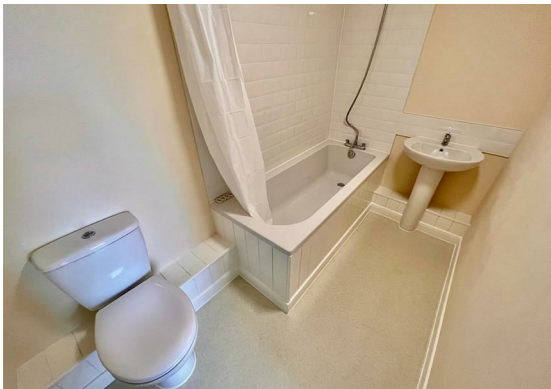
Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

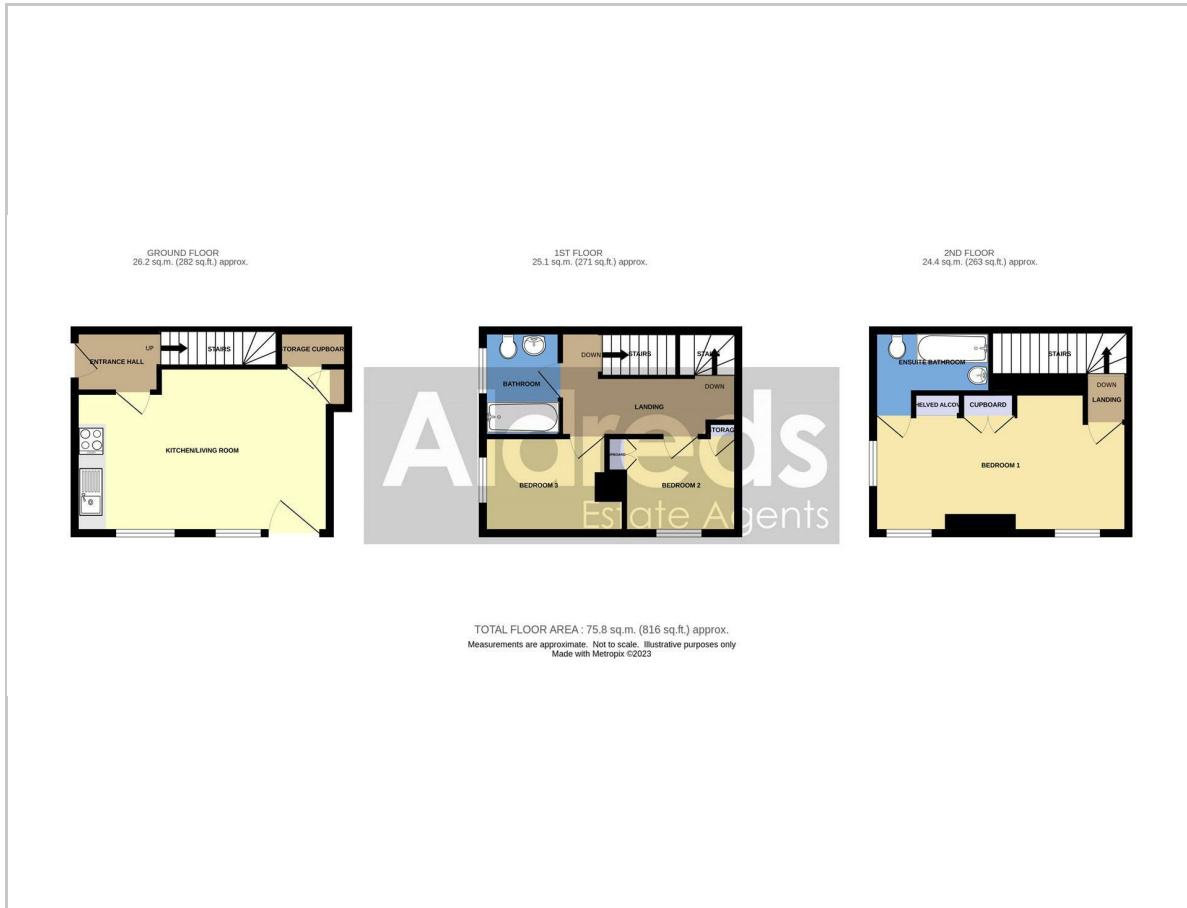
Directions

From the Yarmouth office head north along North Quay, pass through the traffic lights by the town hall and turn left in to Hall Plain and continue across Greyfriars Way where the property can be found off Row 72 located on the left as you walk up the Row.

Ref: Y11827/08/23/CF



Floor Plan



Area Map



Viewing

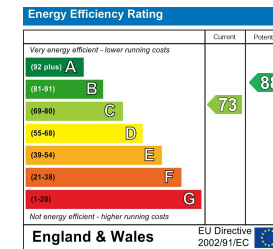
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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