

Aldreds
Estate Agents



6 Balmoral Avenue
Great Yarmouth NR30 4DZ
£350,000



6 Balmoral Avenue

Aldreds are pleased to offer this well presented, substantial semi detached family house in this sought after Avenues location. The property offers a flexible living space with accommodation comprising of an entrance porch leading to a reception hall, lounge opening through to a dining/sitting room, modern fitted kitchen/breakfast room, utility room, cloakroom, landing, four good size bedrooms and family bathroom. Outside there is a large driveway providing car parking and access to the single garage. Generous front and rear gardens. The property also benefits from double glazed windows and gas central heating. Properties in this location seldom become available therefore an early viewing is recommended.

Entrance Porch 9'7" x 8'3" (2.93 x 2.54)

Superb entrance in to the property with triple aspect double glazed windows, composite entrance door, cloaks storage space, internal door to:

Reception Hall

Stairs to first floor with under stairs storage cupboard, attractive wooden flooring, radiator, doors leading off to:

Lounge 15'7" x 13'11" (4.75 x 4.26)

Including the feature red brick open fireplace with cast iron grate, wall mount tv point, radiator, double glazed window to front aspect, fitted carpet, open access to:

Dining/Sitting Room 20'8" x 12'5" maximum (6.32 x 3.79 maximum)

Superb family living space with sliding double glazed patio doors to the rear, wall mount tv point.

Kitchen/Breakfast Room 17'3" x 11'3" (5.28 x 3.45)

Extensively fitted with a coloured gloss kitchen with wall and base units with grey granite effect work surfaces over, single drainer one and a half bowl white ceramic sink with mixer taps, space and plumbing for a washing machine and dishwasher, four ring ceramic hob, built in double oven, extractor fan, part tiled and timber panelled walls, vinyl flooring, radiator, double glazed window to rear, space for a table and chairs, door to:

Utility Room 6'6".3249" x 6'8" (2.99 x 2.05)

Fitted storage units, tiled flooring, radiator, part glazed wood panelled door to rear, personal door in to the garage, door to:

Cloakroom

Low level wc, double glazed window, tiled flooring, wall mounted gas boiler.

First Floor Landing

Built in airing cupboard, double glazed window to side aspect, fitted carpet, doors leading off to:

Bedroom 1 15'5" x 13'11" (4.71 x 4.26)

Including the chimney breast, double glazed window to front aspect, spot lighting, radiator, tv point, fitted carpet.

Bedroom 2 12'5" x 12'5" (3.79 x 3.79)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.





Bedroom 3

11'5" x 8'3" (3.50 x 2.53)

Wood effect laminate flooring, tv point, radiator, double glazed window to rear aspect.

Bedroom 4

9'11" x 8'5" (3.04 x 2.59)

Double glazed window to rear aspect, radiator, wood effect laminate flooring, wall mount tv point.

Family Bathroom

8'9" x 7'6" (2.67 x 2.31)

Quality white suite comprising curved panelled bath with twin head shower over, his and hers wash basins, low level wc, tiled flooring, tiled walls, frosted double glazed window to side aspect, mirror with lighting.

Outside

To the front of the property is an extensive block pavior garden/driveway providing ample parking and access to the attached garage 5.61m x 3.19m with electric door, storage space, power and lighting. The remainder of the frontage is well screened with fencing and trees. At the rear of the property is a generous garden with concrete patio, lawned area and corner timber decked sun trap seating area.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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 * Racecourse * 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, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights, turn right into Barnard Crescent, turn left into Barnard Avenue, continue along Barnard Avenue and take the forth turning on the right in to Balmoral Avenue. The property can be found on the left hand side.

Ref: Y11939/12/23/CF



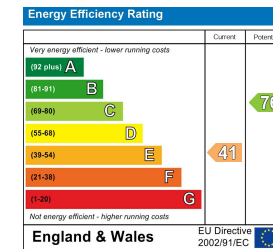
Floor Plan



Area Map



Energy Efficiency Graph



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.

Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA